

APPENDIX H – Table 4: PC14 Rezoning Requests Accept and Reject Table – Other Zones - IHP RECOMMENDATIONS

This Appendix Table is based on the Reply by the Christchurch City Council to matters arising during the hearing of submissions on proposed plan change 14, 17 May 2024 - Attachment 4: Zoning Requests Accept/Reject tables reflecting the Council Reporting Officers' final recommendations: *Table 4 PC14 Reply Zoning Requests Accept and Reject Table – Other Zones*

This table includes the Independent Hearing Panel (the Panel) recommendations on the zoning requests and should be read in conjunction with Part 7 of the IHP Recommendations Report.

Council's Reply on PC14 – Other zone requests – s42A of Ike Kleynbos

The following provides an updated account of response to submissions relevant to the s42A of Ike Kleynbos for Plan Change 14 for 'other' zone requests not otherwise captured in MRZ or HRZ. Changes to recommended responses to submissions have been formatted in the same manner as Right of Reply provisions, being:

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

In an effort to efficiently address the scale submission requests, consistent themes or directly comparable requests have been grouped together and treated as one. Similarly, further submissions on submission requests have not been incorporated, however recommendations reached on primary submissions may be applied accordingly. Council have provided documentation of both original and further submissions and is available via the following link: <https://makeasubmission.ccc.govt.nz/PublicSubmissionSearch.aspx>.

Zone codes:

RS	Residential suburban zone	MRZ	Medium density residential zone	RuUF	Rural urban fringe zone
RSDT	Residential suburban density transition zone	HRZ	High density residential zone	CBP	Commercial Banks Peninsula zone
RMD	Residential medium density zone	FUZ	Future urban zone	CL	Commercial local zone
RCC	Residential central city zone	TCZ	Town centre zone	IG	Industrial general zone
RBP	Residential Banks Peninsula zone	LCZ	Local centre zone	SPS	Specific Purpose (School) zone
RNN	Residential new neighbourhood zone	NCZ	Neighbourhood centre zone	SPT	Specific Purpose (Tertiary) zone
				SPH	Specific Purpose (Hospital) zone
				SPC	Specific Purpose (Cemetery) zone

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
823	Jo Appleyard for The Catholic Diocese of Christchurch	The Catholic Diocese of Christchurch		Support	Retain the Special Purpose School zoning of the land at 373-375 Manchester Street [identified in original submission].	373-375 Manchester Street	Specific Purpose (School) with CCMUZ underlying zone	Specific Purpose (School) with HRZ underlying zone	Specific Purpose (School) with RCC underlying zone	Accept	This specific submission request is to support the existing SPSZ to be retained - this is supported. Other submission points address the 'Alternative Zone' request (S823.97). <u>Both the support for the SPS zoning and the request for CCMU underlying zoning are in the s.42A report of Clair Piper as submission numbers 823.290 and 823.97, respectively. A recommendation to accept submission 823.290 was missing in the s42A report, but has now been added to the accept/reject table.</u>	Accept for reasons recommended by Council.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
150	Terri Winder for Ceres New Zealand, LLC	Ceres New Zealand, LLC		Oppose	a. Remove the Central City Heritage Qualifying Matter and Precinct applied to 25 Peterborough Street and 87-93 Victoria Street and update the planning maps accordingly.	25 Peterborough Street and 87-93 Victoria Street		CCZ	Commercial Central City Business	Reject (heritage items evidence)	The sites do not form part of the Central City Heritage Qualifying Matter and Precinct which applies to the Arts Centre and New Regent Street interface sites.	Reject in so far as the submission relates to Heritage QM.
306	Matty Lovell			Seek Amendment	[That] St James Avenue, Papanui [retains its existing zoning]	St James Avenue, Papanui	RS/RSDT	HRZ	RS/RSDT	Reject (heritage items and heritage areas evidence)	The trees and plaques in the Papanui War Memorial Avenues (heritage item 1459) meet the criteria for scheduling as a heritage item in Policy 9.3.2.2.1. The properties do not meet the criteria for scheduling as a heritage item in Policy 9.3.2.2.1 or as a heritage area in Policy 9.3.2.2.2.	Reject for reasons in Part 3, 4 and 5 of the report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
329	Dominic Mahoney			Seek Amendment	Retain [operative] Residential Suburban zoning on Perry Street [Merivale]	Perry Street [Merivale]	RS	HRZ	RS	Reject (heritage items and heritage areas evidence)	The trees and plaques in the Papanui War Memorial Avenues (heritage item 1459) meet the criteria for scheduling as a heritage item in Policy 9.3.2.2.1. The properties do not meet the criteria for scheduling as a heritage item in Policy 9.3.2.2.1 or as a heritage area in Policy 9.3.2.2.2.	Reject for reasons in Part 3, 4 and 5 of the Report
823	Jo Appleyard for The Catholic Diocese of Christchurch	The Catholic Diocese of Christchurch		Support	Retain the SPS and CCMUZ zoning of the land at 136 Barbadoes Street [identified in original submission], but delete the heritage listing/outline from the planning maps.	136 Barbadoes Street	CCMUZ	CCMUZ	CCMU	Support	The demolished Cathedral of the Blessed Sacrament heritage item was deleted in the notified Appendix 9.3.7.2 Schedule of Significant Historic Heritage Items and removed from the notified planning maps (see Central City zoning map and enlargement H20). The confusion arose because the interactive online map shows the operative	Accept for reasons in Part 3, of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
											heritage item (there is no heritage setting in the operative district plan). Both the retention of the SPS zoning and the CCMUZ are accepted in the SP School zoning 42A report of Clare Piper as submission number 823.208.	
762	Daniel Crooks for New Zealand Institute of Architects Canterbury Branch	New Zealand Institute of Architects Canterbury Branch		Seek Amendment	[T]hat the Victoria Street overlay is considered to extended to also include the section between Kilmore Street and Chester street west.	Land zoned HRZ between Kilmore Street and Chester Street West	Include in Victoria Street QM	HRZ	RCC	Reject	Covered in the evidence of Mr Willis, para 98.	Reject for reasons in Part 3 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
150	Terri Winder for Ceres New Zealand, LLC	Ceres New Zealand, LLC		Oppose	b. Remove the Central City Building Height 32m Overlay from 25 Peterborough Street and update the Central City Maximum Building Height Planning Map accordingly.	25 Peterborough Street	Remove 32m building height overlay	CCZ	CB	Reject (heritage items evidence)	The height overlays applying to 87-93 Victoria Street and 25 Peterborough Street are supported by Policy 15.2.4.1 and provide for a scale and massing that reinforces the City's distinctive sense of place and a legible urban form. The policy and height rules protect heritage values among other values, including those of the heritage items at 25 Peterborough Street and 91 Victoria Street, which contribute to drawing residents and visitors to the sites to engage in the residential or non-residential activities on the sites.	Accept in part for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
344	Luke Baker-Garters			Oppose	Removal of all central city maximum building height overlays.					Reject	Covered in evidence of Mr Willis.	Accept for reasons in Part 3, of the Report.
667	Liz Oliver			Seek Amendment	[Retain existing zoning in the outer suburbs] the boundaries for MRZ should be closer to the city centre		Existing Zones	MRZ/HRZ		Reject	The Council must implement the MDRS and Policy 3 of the NPS-UD as <u>written per s77G of the Act.</u>	Reject for reasons in Part 3, 4 and 5 of the Report.
67	Rachel Davies			Seek Amendment	Prioritize or incentivise high density residential development starting from the city center then working outward, once land there has first been developed.			MRZ/HRZ		Reject	The Council must implement the MDRS and Policy 3 of the NPS-UD as <u>written per s77G of the Act.</u>	Reject for the reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
161	Marilyn Goulter			Seek Amendment	[Retain existing zones around Oakhampton Street in Hornby]	Oakhampton Street, Hornby	Operative zoning	MRZ / HRZ	RS	Reject	<p>Oakhampton Street and its surrounds are proposed to be HRZ as they are within a walkable catchment to a centre zone. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 of NPS UD). Adverse effects from Ravensdown Factory are required to be managed via existing consent conditions for their operations.</p> <p><u>Please see response in HRZ zone request sheet.</u></p>	Reject for the reasons in Part 3, 4 and 5 of the Report.
220	Martin Snelson			Seek Amendment	[Retain current zoning in those parts of north Halswell that have already	Area north of Halswell that have already been developed	RNN	MRZ/HRZ	RNN	Reject	<p>The Council must implement the MDRS and Policy 3 of the NPS UD as written.</p> <p><u>Please see response in HRZ</u></p>	Accept in part for the reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
					been developed]						zone request sheet.	
221	Cynthia Snelson			Seek Amendment	[Retain current zoning in those parts of north Halswell that have already been developed]	Area north of Halswell that have already been developed	RNN	MRZ/HRZ	RNN	Reject	The Council must implement the MDRS and Policy 3 of the NPS-UD as written. Please see response in HRZ zone request sheet.	Accept in part for the reasons in Part 3, 4 and 5 of the Report.
238	Prue Manji			Seek Amendment	[T]hat the streets in the Watford Street, College Avenue, Uranga Avenue and Brenchley Avenue blocks remain [Residential Suburban instead of Medium Density Residential Zone]	Area bounded by Watford Street, College Avenue, Uranga Avenue and Brenchley Avenue	RS	MRZ	RS	Reject	The Council must implement the MDRS and Policy 3 of the NPS-UD as written. The residential block is part of a relevant residential zone and is outside the walkable catchment relevant to a commercial centre.	Reject for the reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
294	Chessa Crow			Seek Amendment	Seek to rezone Oram Avenue as Residential Suburban. [Note – Oram Avenue is currently RMD eastern side RSDT western side. PC14 proposes RSDT eastern side and MRZ western side]	Oram Avenue, New Brighton	RS	RSDT (east)/ MRZ (west)	RMD (east) / RSDT (west)	Reject <u>Accept in-part</u>	The Council must implement the MDRS and Policy 3 of the NPS-UD as written per s77G of the Act. <u>The eastern side of the road remains RSDT reflecting the coastal frontage. The urban area to the west is MRZ with Qualifying Matters further restricting development. Operative zoning is proposed to be retained, subject to coastal hazards. Reference is made to the evidence of Ms Oliver.</u>	Accept in part for the reasons in Part 4 and 5 of the Report.
335	Lorraine Wilmshurst			Seek Amendment	[That suburban areas retain the existing operative zoning]		Existing	MRZ/HRZ		Reject	The Council must implement the MDRS and Policy 3 of the NPS-UD as written per s77G of the Act.	Reject for the reasons in Part 3, 4 and 5 of the Report.
340	Kirsten Templeton			Seek Amendment	[That Avonhead retains Residential Suburban zoning]		RS	MRZ	RS	Reject	The Council must implement the MDRS and Policy 3 of the NPS-UD as written. <u>Please see response in MRZ</u>	Reject for the reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
											zone request sheet.	
446	Sarah Lovell			Seek Amendment	[That the Council retain the current zoning in] the bulk of the city's suburbs e.g. St Martins, Hillsborough etc...and not rezone to medium density.		Existing	MRZ		Reject	The Council must implement the MDRS and Policy 3 of the NPS-UD as written. Please see response in MRZ zone request sheet.	Reject for the reasons in Part 3, 4 and 5 of the Report.
480	Selma Claridge			Seek Amendment	[That] Harris Crescent [Papanui, retains its operative Residential Suburban zoning].	Harris Crescent, Papanui	RS	MRZ/HRZ	RS	Reject	The Council must implement the MDRS and Policy 3 of the NPS-UD as written. Please see response in MRZ zone request sheet.	Reject for the reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
495	Janice Hitchon			Seek Amendment	That the Ashfield Place, Maidstone Road should not be changed from its present designation. ..[o]ppose the changes to height limits in the Ilam residential areas.	Ashfield Place, Maidstone Road	RSDT/ RS	RSDT/ MRZ	RSDT/ RS	Partially accept	<u>Ashfield Place and adjacent area of Maidstone Road will retain the operative zone and is within the airport noise contour. Other areas are subject to the MDRS.</u> <u>The ANIA has been updated and now encompasses all this area; operative zoning is sought to be retained.</u>	Reject for the reasons in Part 3, 4 and 5 of the Report.
561	Deidre Rance			Seek Amendment	[Retain existing zones in the Strowan area]		Existing	HRZ/MRZ	RS	Reject	The Council must implement the MDRS and Policy 3 of the NPS-UD as <u>written per s77G of the Act.</u> <u>Please also see responses in MRZ and HRZ zone request sheets.</u>	
626	Carol Shu			Seek Amendment	Keep Hyde Park and Avonhead area all RS zoning.	Avonhead	RS	MRZ/ HRZ	RS	Reject	<u>The Council must implement the MDRS and Policy 3 of the NPS-UD as written.</u> <u>Please see response in MRZ</u>	Reject for the reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
											zone request sheet.	
647	Michael Palmer			Seek Amendment	[Retain existing zoning in the outer suburbs]		Existing	MRZ/HRZ	RS	Reject	The Council must implement the MDRS and Policy 3 of the NPS-UD as written per s77G of the Act. <i>Please also see responses in MRZ and HRZ zone request sheets.</i>	Reject for the reasons in Part 3, 4 and 5 of the Report.
709	Philippa Tucker			Seek Amendment	[That Windermere Road retains the operative Residential Suburban zoning]	Windermere Road, Papanui	RS	MRZ/ HRZ	RS	Reject	The Council must implement the MDRS and Policy 3 of the NPS-UD as written per s77G of the Act. <i>Please also see responses in MRZ and HRZ zone request sheets.</i>	Reject for the reasons in Part 3, 4 and 5 of the Report.
775	Brigitte Masse			Oppose	Seeks to retain streets in Spreydon as Residential Suburban Density Transition Zone, as opposed to zoning them	Spreydon	Existing	MRZ	RSDT	Reject	The Council must implement the MDRS and Policy 3 of the NPS-UD as written. <i>Please see response in MRZ zone request sheet.</i>	Reject for the reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
					as Medium Residential Zone.							
15	Martin Jones			Seek Amendment	Do not zone Cashmere View Street or surrounds as High Density Residential Zone.	Cashmere View Street, Spreydon	Existing	MRZ	RS	Reject	<p>The Council must implement the MDRS and Policy 3 of the NPS-UD as written.</p> <p>Please see response in HRZ zone request sheet.</p>	Reject for the reasons in Part 3, 4 and 5 of the Report.
236	Susan Barrett			Oppose	That rather than wholesale non-consented High Density Residential Zone developments in Christchurch's existing suburbs, it would be preferable, more cost-effective, and quicker to apply		Existing	HRZ/MRZ		Reject	<p>The Council must implement the MDRS and Policy 3 of the NPS-UD as written.</p> <p>Please see response in HRZ zone request sheet.</p>	Reject for the reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

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					these principles to forward-thinking, well-planned green field developments (with the right transport links)							
903	Andrew Mactier for Danne Mora Limited	Danne Mora Limited		Seek Amendment	Remove Meadowlands Exemplar	Meadowlands Exemplar Overlay	Remove overlay	HRZ	RNN	Accept	The Meadowlands Exemplar should be removed as this is not intended to be rolled over from the Operative District Plan.	Accept in part for the reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
32	Guy Mortlock			Seek Amendment	Rezoning the block bounded by Creyke Road, Ilam Road, Wilfrid Street and Barlow Street from Residential Suburban Zone to either Medium Density Residential Zone or Residential Suburban Density Transition Zone	block bounded by Creyke Road, Ilam Road, Wilfrid Street and Barlow Street	MRZ or RSDT	RSDT, RS	RS / RSDT	Reject	This area is located within an Airport Noise Influence Area. <u>Please see response in MRZ zone request sheet.</u>	Reject for the reasons in Part 3, 4 and 5 of the Report.
167	Katie Newell			Seek Amendment	An amendment is sought for 76 Patten Street to be classed as a 'Medium Density Residential Zone' [as opposed to 'Residential Suburban'].	76 Patten Street, Avonside	MRZ	RS	RS	Reject <u>Accept</u>	The site is located in a Low Public Transport Accessibility Area. <u>The area is within a walkable catchment to the Orbiter bus route and the LPTAA should not apply.</u>	Accept for the reasons in Part 3, 4 and 5 of the Report.

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No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
300	Sam Holdaway			Seek Amendment	Include Kenwyn Ave in Medium Density [or]...introduce a medium zone between the [Residential Suburban Density] and Medium Density.	Kenwyn Avenue, St Albans	MRZ or other	RS	RS	Reject <u>Accept</u>	This area of St Albans is located within an area identified as Low Public Transport Accessibility Area. <u>Please see response in MRZ zone request sheet.</u>	Accept for the reasons in Part 3, 4 and 5 of the Report.
324	Ivan Thomson			Support	[T]he Independent Hearings Panel and Council adopt the proposed Residential Suburban Zone for 287 Centaurus Road and areas in the vicinity as per above as denoted on Planning Map 46.	area bordered by Vernon Tce, Aynsley Tce, Albert Tce and Armstrong Avenue	RS	RS	RS	Accept	The support for the qualifying matters and zoning as notified is noted. <u>The site is subject to the Tsunami Management Area and should be retained as RS. Reference is made to the evidence of Ms Oliver.</u>	Accept for the reasons in Part 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
419	James Thomas			Seek Amendment	Allow further intensification on the Port Hills		MRZ	RHZ/ RS	RHZ	<u>Reject</u> <u>Accept in-part</u>	<u>The Port Hills area is covered by the Qualifying Matters: Low Public Transport Access Area and Natural Hazards and Water Bodies Slope Hazard.</u> <u>Please see response in MRZ zone request sheet.</u>	Reject for the reasons in Part 4 and 5 of the Report.
681	Andrew McCarthy			Seek Amendment	[That] the entire Residential Hills zone is re-zoned to the Medium Density Residential Zone (Residential Hills Precinct).		MRZ	RHZ/ RS	RHZ	<u>Reject</u> <u>Accept in-part</u>	<u>The Port Hills area is covered by the Qualifying Matters: Low Public Transport Access Area and Natural Hazards and Water Bodies Slope Hazard.</u> <u>Please see response in MRZ zone request sheet.</u>	Accept in part for reasons in Part 4 and 7 of the Report.
695	Amy Beran for Te Hapu o Ngati Wheke (Rapaki) Runanga	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga		Support	[Retain] Residential Banks Peninsula Zone [in Lyttelton]		RBPZ	RBPZ	RBPZ	<u>Accept</u> <u>Reject in-part</u>	<u>The support for retaining the Banks Peninsula Zone is noted.</u> <u>MRZ has been proposed alongside the Suburban Density Precinct, as a</u>	Reject for the reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
											response to the LPTAA. This achieves similar outcomes to RBP.	
704	Alex Booker for WDL Enterprises Limited and Birchs Village Limited	WDL Enterprises Limited and Birchs Village Limited		Seek Amendment	[Rezone] 27 6 Cranford Street (Lot 3 DP 38681 – CB24A/332) Medium Density Residential Zone	276 Cranford Street, St Albans	MRZ	RS	RS	Reject Accept	The site is within a Low Public Transport Accessibility Area and therefore should retain the RS zoning. The area is within a walkable catchment to high frequency public transport and is recommended to be zoned MRZ.	Accept for the reasons in Part 3, 4 and 5 of the Report.
789	Eric Woods			Seek Amendment	Rezone the area from 135 to 185 Wainoni Road (and further afield), to "Medium Density Residential Zone" [instead of Residential Suburban]	135 to 185 Wainoni Road (and further afield)	MRZ	RS	RS	Reject Accept in-part	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate. Please see response in MRZ zone requests sheet.	Accept in part for the reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
789	Eric Woods			Seek Amendment	rezone the Residential Suburban portion of Keyes Road, to "Medium Density Residential Zone"	RS-zoned land at Keyes Road, New Brighton	MRZ	RS	RS	Reject	<p>These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate.</p> <p>Please see response in MRZ zone requests sheet.</p>	Accept in part for the reasons in Part 3, 4 and 5 of the Report.
789	Eric Woods			Seek Amendment	rezone this area from 157 to 193 Wainoni Road (and further afield), to "Medium Density Residential Zone" [instead of Residential Suburban]	157 to 193 Wainoni Road (and further afield)	MRZ	RS	RS	Reject <u>Accept in part</u>	<p>These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate.</p> <p>Please see response in MRZ zone requests sheet.</p>	Accept in part for the reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organization	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
792	Carmel Woods			Oppose	Oppose the Residential Suburban Zone as it applies to 157 to 193 Wainoni Road, and the surrounding area. Seek that this be zoned MRZ.	157 to 193 Wainoni Road, and the surrounding area	MRZ	RS	RS	Reject <u>Accept in-part</u>	These properties are located within a Low Public Transport Accessibility Area (<u>LPTAA</u>) and a Tsunami Management Area (<u>TMA</u>). Therefore, RS zoning is the most appropriate <u>within the TMA (subject to the evidence of Ms Oliver), with MRZ and the associated Precinct for the LPTAA applying elsewhere.</u>	Accept in part for the reasons in Part 3, 4 and 5 of the Report.
792	Carmel Woods			Oppose	Oppose Residential Suburban Zone as it applies to 135 to 185 Wainoni Road. Seek that it be zoned MRZ.	135 to 185 Wainoni Road and beyond	MRZ	RS	RS	Reject <u>Accept in-part</u>	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate. <u>Please see response in MRZ zone requests sheet.</u>	Accept in part for the reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
792	Carmel Woods			Oppose	Oppose Residential Suburban Zone as it applies to 100 to 300 Wainoni Road.	RS zoned land from 100 to 300 Wainoni Road	MRZ	RS	RS	Reject <u>Accept in-part</u>	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate. <u>Please see response in MRZ zone requests sheet.</u>	Accept in part for the reasons in Part 3, 4 and 5 of the Report.
795	Andrew Stevenson			Seek Amendment	[T]hat CCC rezone the area from 157 to 193 Wainoni Road, including the surrounding region, to a "Medium Density Residential Zone" [from Residential Suburban Zone].	157 to 193 Wainoni Road, including the surrounding region	MRZ	RS	RS	Reject	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate.	Accept in part for the reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
795	Andrew Stevenson			Seek Amendment	[T]hat the CCC should rezone the area spanning from approximately 100 to 300 Wainoni Road and beyond as a "Medium Density Residential Zone" [from Residential Suburban zone].	100 to 300 Wainoni Road and beyond	MRZ	RS	RS	<u>Reject</u> <u>Accept in-part</u>	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate. <u>Please see response in MRZ zone requests sheet.</u>	Accept in part for the reasons in Part 3, 4 and 5 of the Report.
795	Andrew Stevenson			Seek Amendment	[R]equest that CCC consider rezoning the area from 135 to 185 Wainoni Road and beyond to a "Medium Density Residential Zone" [from Residential Suburban zone].	135 to 185 Wainoni Road and beyond	MRZ	RS	RS	<u>Reject</u> <u>Accept in-part</u>	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate. <u>Please see response in MRZ zone requests sheet.</u>	Accept in part for the reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
795	Andrew Stevenson			Seek Amendment	[R]ezone the Residential Suburban area of Keyes Road to "Medium Density Residential Zone".	Residential Suburban area of Keyes Road	MRZ	RS	RS	Reject	<p>These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate.</p> <p>Please see response in MRZ zone requests sheet.</p>	Accept in part for the reasons in Part 3, 4 and 5 of the Report.
796	Justin Woods			Seek Amendment	[R]ezone this area from 135 to 185 Wainoni Road (and further afield), to "Medium Density Residential Zone" [from Residential Suburban Zone].	135 to 185 Wainoni Road (and further afield)	MRZ	RS	RS	Reject <u>Accept in part</u>	<p>These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate.</p> <p>Please see response in MRZ zone requests sheet.</p>	Accept in part for the reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organization	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
796	Justin Woods			Seek Amendment	[R]ezeone this area [from ~100 to ~300 Wainoni Road (and further afield)] to "Medium Density Residential Zone [from Residential Suburban zone].	100 to 300 Wainoni Road and beyond	MRZ	RS	RS	<u>Reject</u> <u>Accept in-part</u>	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate. Please see <u>response in MRZ zone requests sheet.</u>	
796	Justin Woods			Seek Amendment	[R]ezeone the Residential Suburban portion of Keyes Road, to "Medium Density Residential Zone" [from Residential Suburban zone].	Residential Suburban area of Keyes Road	MRZ	RS	RS	Reject	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate. Please see <u>response in MRZ zone requests sheet.</u>	Accept in part for the reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
797	Zsuzsanna Hajnal			Seek Amendment	[R]ezone the area between 135 to 185 Wainoni Road, and beyond, to "Medium Density Residential Zone" [from Residential Suburban Zone].	135 to 185 Wainoni Road (and further afield)	MRZ	RS	RS	Reject <u>Accept in-part</u>	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate. <u>Please see response in MRZ zone requests sheet.</u>	Accept in part for the reasons in Part 3, 4 and 5 of the Report.
797	Zsuzsanna Hajnal			Seek Amendment	[R]ezone the Residential Suburban area of Keyes Road to "Medium Density Residential Zone"	Residential Suburban area of Keyes Road	MRZ	RS	RS	Reject	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate. <u>Please see response in MRZ zone requests sheet.</u>	Accept in part for the reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organization	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
797	Zsuzsanna Hajnal			Seek Amendment	[R]econsider zoning the area from 157 to 193 Wainoni Road and beyond [from Suburban Residential zone to Medium Density Residential].	157 to 193 Wainoni Road and beyond	MRZ	RS	RS	<u>Reject</u> <u>Accept in-part</u>	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate. Please see <u>response in MRZ zone requests sheet.</u>	Accept in part for the reasons in Part 3, 4 and 5 of the Report.
800	Ramon Gelonch Roca			Seek Amendment	Rezone the area from 135 to 185 Wainoni Road and beyond to "Medium Density Residential Zone" [from Residential Suburban Zone].	135 to 185 Wainoni Road and beyond	MRZ	RS	RS	<u>Reject</u> <u>Accept in-part</u>	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate. Please see <u>response in MRZ zone requests sheet.</u>	Accept in part for the reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organization	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
800	Ramon Gelonch Roca			Seek Amendment	Rezone the area spanning from approximately 100 to 300 Wainoni Road and beyond as a "Medium Density Residential Zone" [from Suburban Residential Zone]	100 to 300 Wainoni Road and beyond	MRZ	RS	RS	Reject <u>Accept in-part</u>	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate. <u>Please see response in MRZ zone requests sheet.</u>	Accept in part for the reasons in Part 3, 4 and 5 of the Report.
800	Ramon Gelonch Roca			Seek Amendment	Rezone the Residential Suburban area of Keyes Road to "Medium Density Residential Zone"	Residential Suburban area of Keyes Road	MRZ	RS	RS	Reject	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate. <u>Please see response in MRZ zone requests sheet.</u>	Accept in part for the reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organization	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
800	Ramon Gelonch Roca			Seek Amendment	Consider rezoning the area from 157 to 193 Wainoni Road, and surrounding areas, to the "Medium Density Residential Zone" [from Residential Suburban Zone].	157 to 193 Wainoni Road, and surrounding areas	MRZ	RS	RS	<u>Reject</u> <u>Accept in-part</u>	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate. <u>Please see response in MRZ zone requests sheet.</u>	Accept in part for the reasons in Part 3, 4 and 5 of the Report.
801	Jean Turner			Oppose	[R]ezezone the area from 157 to 193 Wainoni Road, and the surrounding area, to "Medium Density Residential Zone"	157 to 193 Wainoni Road, and surrounding areas	MRZ	RS	RS	<u>Reject</u> <u>Accept in-part</u>	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate. <u>Please see response in MRZ zone requests sheet.</u>	Accept in part for the reasons in Part 3, 4 and 5 of the Report.
801	Jean Turner			Oppose	[R]ezezone the area between 135 to 185 Wainoni Road, and beyond, to "Medium	135 to 185 Wainoni Road and beyond	MRZ	RS	RS	<u>Reject</u> <u>Accept in-part</u>	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore	Accept in part for the reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
					Density Residential Zone"						RS zoning is the most appropriate. Please see response in MRZ zone requests sheet.	
802	Anita Moir			Oppose	[R]ezezone this area from 157 to 193 Wainoni Road (and further afield), to "Medium Density Residential Zone".	157 to 193 Wainoni Road (and further afield)	MRZ	RS	RS	Reject <u>Accept in-part</u>	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate. Please see response in MRZ zone requests sheet.	Accept in part for the reasons in Part 3, 4 and 5 of the Report.
802	Anita Moir			Oppose	[R]ezezone this area from ~100 to ~300 Wainoni Road (and further afield), to "Medium Density Residential Zone".	100 to 300 Wainoni Road (and further afield)	MRZ	RS	RS	Reject <u>Accept in-part</u>	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate. Please see response in MRZ zone requests sheet.	Accept in part for the reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
802	Anita Moir			Seek Amendment	[R]ezone the Residential Suburban portion of Keyes Road, to "Medium Density Residential Zone"	Residential Suburban area of Keyes Road	MRZ	RS	RS	Reject	<p>These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate.</p> <p>Please see response in MRZ zone requests sheet.</p>	Accept in part for the reasons in Part 3, 4 and 5 of the Report.
803	Tamsin Woods			Seek Amendment	[That the] area from 135 to 185 Wainoni Road [157-193 Wainoni Road and 100-300 Wainoni Road (shaded in red within image) and further afield [encircled area] (and further afield) [is zoned] "Medium Density Residential Zone" [instead of Residential Suburban]	RS zoned land from 135 to 185 Wainoni Road, 157-193 Wainoni Road, and 100-300 Wainoni Road (shaded in red within image) and further afield [encircled area]	MRZ	RS	RS	Reject <u>Accept in part</u>	<p>These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate.</p> <p>Please see response in MRZ zone requests sheet.</p>	Accept in part for the reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
814	Jo Appleyard for Carter Group Limited	Carter Group Limited		Oppose	Amend the planning maps in respect of either side of Beachville Road, Redcliffs to rezone the land from RS to MRZ.	Beachville Road, Redcliffs	MRZ	RS	RS	Reject	Beachville Road is within a Low Public Transport Accessibility Area, Coastal Hazard Risk and Tsunami Management Area and therefore should retain the RS zoning. Reference is made to the evidence of Ms Oliver.	Reject for the reasons in Part 3, 4 and 5 of the Report.
478	Mark Siddall			Seek Amendment	[Retain existing residential zoning in all suburbs except for] areas surrounding the CBD and suburban shopping areas.		Operative zoning			Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD. Please see response in MRZ zone requests sheet.	Reject for the reasons in Part 3, 4 and 5 of the Report.
75	Sheila McLaughlin			Seek Amendment	Retain existing [RMD & RSDT] zoning in the area west of Riccarton Mall	west of Riccarton Mall	RMD, RSDT	HRZ, MRZ	RSDT / RMD	Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD. Areas proposed to be HRZ are located within walkable catchments of centre zones. Greater intensification	Reject for the reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
											(HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS-UD). Please see response in HRZ zone requests sheet.	
188	Tony Simons for Riccarton Bush - Kilmarnock Residents' Association	Riccarton Bush - Kilmarnock Residents' Association		Seek Amendment	[That] Matai Street West including Kahikatea Lane, Nikau Place, Harakeke St to the bridge, and Kereru Lane is zoned Residential Suburban [instead of HRZ]	Matai Street West including Kahikatea Lane, Nikau Place, Harakeke St to the bridge, and Kereru Lane	RS	HRZ	RSDT / MRZ	Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS-UD. These streets are located within a walkable catchment to a centre zone. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS-UD). Please see response in HRZ zone requests sheet.	Reject in part for the reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
1023	Cyril Warren Price			Seek Amendment	Seek that Paparoa Street, Papanui, Christchurch become part of a Residential Suburban Zone restricted to urban residential living.	Paparoa Street, Papanui	RS	HRZ, MRZ	RS	Reject	<p>Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS-UD. These streets are located within a walkable catchment to a centre zone. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS-UD).</p> <p>Please see response in MRZ and HRZ zone requests sheets.</p>	Reject for the reasons in Part 3, 4 and 5 of the Report.
294	Chessa Crow			Seek Amendment	Seek to retain existing residential zones (Residential Suburban and Residential Suburban Density Transition) in New		RS, RSDT	MRZ		Partially Accept <u>in-part</u>	The area notified as MRZ in New Brighton is recommended to be zoned RS and RSDT due to its location within a Coastal Hazard (inundation, erosion and tsunami) areas. Reference is made to the	

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
					Brighton area.						evidence of Ms Oliver.	
592	Clive Smith for Northwood Residents' Association	Northwood Residents' Association		Oppose	To not proceed with the rezoning of part of Northwood subdivision [from Residential Suburban to Medium Density Residential].		RS	MRZ		Reject	<p>Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS-UD.</p> <p>Please see response in MRZ zone requests sheet.</p>	Reject for the reasons in Part 3, 4 and 5 of the Report.
244	Harvey Armstrong			Seek Amendment	Seeks that the Council review all existing vacant land closest to the CBD as to whether it is suitable for residential development.					Reject	<p>Council must apply MDRS to all relevant residential zones in accordance with and provide a response to Policy 3 of the NPS-UD, in accordance with s77G of the Act.</p> <p>This requires application of rezoning MRZ and HRZ to all existing residentially zoned sites.</p>	Reject for the reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
											Rather than a site-by-site approach to development potential.	
277	Eriki Tamihana			Seek Amendment	[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					<u>Reject</u> <u>Accept in-part</u>	Council must apply MDRS to <u>all relevant residential zones in accordance with and provide a response to Policy 3 of the NPS-UD, in accordance with s77G of the Act.</u> <u>Areas that have not been identified as MRZ or HRZ have been identified as being located within a qualifying matter which means that increased density is not appropriate.</u> <u>Where previously retention of operative zoning was held for areas covered by</u>	Reject for the reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organization	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
					Heathcote.]						the LPTAA, MRZ has now been proposed and Precincts to apply to capture the QM.	
463	David Pottinger			Oppose	Do not expand to 'hill areas' for Medium Density residential.					Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD, unless there is a qualifying matter. Please see response in MRZ zone requests sheet.	Reject for the reasons in Part 3, 4 and 5 of the Report.
900	Marie Gray for Summit Road Society	Summit Road Society		Support	We support no change/extensions to the existing residential areas on the Port Hills.					Accept Reject in-part	The support for the zoning as notified is noted. An updated response to the LPTAA has been proposed whereby these areas are re-zoned MRZ and a Suburban Hill	Reject for the reasons in Part 3, 4 and 5 of the Report

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
											Density Precinct is applied to manage development in accordance with the QM.	
69	John Campbell			Seek Amendment	Amend existing Residential Suburban zoning [around Riccarton Bush to south of Rata Street and Kauri Street] to Medium Density Residential	RS-zoned land around Riccarton Bush south of Rata Street and Kauri Street	HRZ	MRZ	RS	Reject Accept	A Riccarton Bush Interface Area qualifying matter applies to this area. This Qualifying Matter protects the heritage landscape of Riccarton Bush by limiting development within the overlay to 8m in height (two storeys). Areas beyond this a limited to medium density only (12m), rather than the 20m high density surrounds. Please see response in MRZ zone requests sheet.	Accept for the reasons in Part 3, 4 and 5 of the Report

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
188	Tony Simons for Riccarton Bush - Kilmarnock Residents' Association	Riccarton Bush - Kilmarnock Residents' Association		Seek Amendment	[That all sites located within the Riccarton Bush Interface Area + the Kauri cluster (Kauri St, Rata St, Titoki St, and Rimu St + the north side of Rata Street and the west side of Rimu St extending to Straven Road) are zoned Residential Suburban instead of MRZ]	all sites located within the Riccarton Bush Interface Area + the Kauri cluster (Kauri St, Rata St, Titoki St, and Rimu St + the north side of Rata Street and the west side of Rimu St extending to Straven Road	RS	RS / MRZ	RS	Reject	A Riccarton Bush Interface Area qualifying matter applies to this area protects the heritage landscape of Riccarton Bush by limiting development within the overlay to 8m in height (two storeys) <u>and associated bulk and location controls</u> . Areas beyond this a limited to medium density only (12m), rather than the 20 <u>22/28m</u> high density surrounds.	Reject for the reasons in Part 3, 4 and 5 of the Report
860	Sally & Declan Bransfield			Support	Retain Residential Suburban Zone around Deans Bush Interface Area as notified.	RS-zoned land around Riccarton Bush as notified	RS	RS	RS	Accept	The support for the zoning as notified is noted.	Reject for the reasons in Part 3, 4 and 5 of the Report

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
876	Alan Ogle			Seek Amendment	All areas referred to in WSP's Putaringamotu Riccarton Bush Heritage Landscape Review (recommended for inclusion in the RBIA), and those sites on the north side of Ngahere St and in the area between the Avon River and Kahu Rd, should be limited to 2-storeys and remain Residential Suburban density.	RS-zoned land around Riccarton Bush	RS	RS	RS	Accept Reject in-part	Proposed zoning is unchanged. Area under the Airport Noise QM. <u>RS zoning has been retained within the operative ANIA, however an overlay has been introduced to manage height (to 8m) and density in accordance with the Riccarton Bush Interface Area QM.</u>	Reject for the reasons in Part 3, 4 and 5 of the Report

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
902	Helen Broughton for Waipuna Halswell-Hornby-Riccarton Community Board	Waipuna Halswell - Hornby-Riccarton Community Board		Seek Amendment	[That all sites within the Riccarton Bush Interface Area and on Matai Street] retain Suburban Density Zoning. [Note: Area includes sought extension to RBI: The southern side of Rata Street to Rimu Street and Kauri Street; Kahu Road opposite the entrance to Riccarton House; The Kauri Cluster, the precinct beside Riccarton House and Bush on the southern side; all [both sides	all sites within the Riccarton Bush Interface Area and on Matai Street	RS	MRZ	RS	Partially accept	<p><u>QM: Riccarton Bush Interface Area limits height to 8m (2 storeys). It is not appropriate to extend the QM further – please refer to the evidence of Dr Hoddinott.</u></p> <p><u>RS zoning has been retained within the operative ANIA, however an overlay has been introduced to manage height (to 8m) and density in accordance with the Riccarton Bush Interface Area QM.</u></p>	Reject for the reasons in Part 3, 4 and 5 of the Report

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
					of] Ngahere Street [and] Girvan Street; Houses adjoining the Avon e.g. 36a Kahu Road and adjoining houses; the larger area as indicated by the Riccarton Bush /Kilmarnock Residents' Association]							

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
66	Lisa Fabri			Seek Amendment	Amend the zoning of the farm and lifestyle blocks on John Paterson Drive [from the Rural Urban Fringe Zone] to the Medium Density Residential Zone or the High Density Residential Zone.	John Paterson Drive	MRZ	RuUF	RuUF	Reject	Out of scope. Existing rural zoned land. <u>NOTE: See discussion in IHP request #34 accept / reject tables.</u>	Reject for reasons of scope in Part 1 of the Report.
68	Darren Fabri			Seek Amendment	Rezone John Paterson Drive from rural to residential.	John Paterson Drive	MRZ	RuUF	RuUF	Reject	Out of scope. Existing rural zoned land. <u>NOTE: See discussion in IHP request #34 accept / reject tables.</u>	Reject for reasons of scope in Part 1 of the Report

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
121	Cameron Matthews			Oppose	Remove Residential Mixed Density Precinct – Redmund Spur and Residential Hills zoning, applying MDRS and NPS-UD, as applicable.		MRZ	LLR	LLR	Reject	The Large Lot Residential zone is not proposed to change. The zone differs from other residential zones as it requires a larger minimum site area, and applies due to topography. The Residential Mixed Density Precinct – Redmund Spur controls housing density through Residential Large Lot zoning and current District Plan controls.	Reject for reasons of scope in Part 1 of the Report Reject for the reasons in sections 1, 3 and 7 – the RHZ within Redmund Spur ODP is an LLRZ and is not subject to PC14.
210	Victor Ong			Seek Amendment	Rezone Rural Urban Fringe (RuUF) around 565 Yaldhurst Road to Medium Density Residential (MRZ)	Rural Urban Fringe (RuUF) around 565 Yaldhurst Road	MRZ	RuUF	RuUF	Reject	Rezoning rural land to residential is out of scope of this plan change as it does not give effect to Policy 3 of the NPS-UD, pursuant to Section 77N of the RMA. <u>NOTE: See discussion in IHP request #34 accept / reject tables.</u>	Reject for reasons of scope in Part 1 of the Report

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
244	Harvey Armstrong			Seek Amendment	Seeks that 75 Alderson Ave be rezoned to Residential Hills zoning or create a special zoning for larger block residential sites of 2500 to 10,000 m2	75 Alderson Avenue, Hillsborough	Residential Hills	Rural Port Hills Zone / Residential Hills	Rural Port Hills Zone / Residential Hills	Reject	Rezoning rural land to residential land is out of scope of this plan change as it does not give effect to Policy 3 of the NPS UD under Section 77N of the RMA. <u>NOTE: See discussion in IHP request #34 accept / reject tables.</u>	Reject in part for reasons of scope in Part 1 of the Report.
388	Sally Elford for M.I.I.G Limited	M.I.I.G Limited		Seek Amendment	[That] the Rural Urban Fringe zoned land located between QEII Drive south and Prestons Local Centre north, and between Prestons Local Centre north, and between Prestons to the east and Marshlands Road to the west, in particular Part Rural Section 1705 [80 Mairehau Road - property shaded in purple in image]	Rural Urban Fringe zoned land located between QEII Drive south and Prestons Local Centre north, and between Prestons to the east and Marshlands Road to the west, in particular Part Rural Section 1705 [80 Mairehau Road - property shaded in purple in image]	MRZ	RuUF	RuUF	Reject	Out of scope. Existing site rural zone. <u>NOTE: See discussion in IHP request #34 accept / reject tables.</u>	Reject for reasons of scope in Part 1 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
					Density Residential Zone (Planning Maps 19, 25 and 26)							
430	Tracey Berry			Oppose	[That all of Westall Lane, Avonhead is zoned to enable residential development instead of Rural Urban Fringe].	Westall Lane, Avonhead	RS/MRZ	RS / RuUF	RS / RuUF	Reject	Out of scope. Existing site rural zone. <u>NOTE: See discussion in IHP request #34 accept / reject tables.</u>	Reject in part for reasons of scope in Part 1 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
850	Hamish Wright for Crichton Development Group Limited	Crichton Development Group Limited		Seek Amendment	Amend the planning maps to rezone the properties at 5-19 John Paterson Drive and 451 Halswell Junction Road as MRZ.	5, 9, 15, 19 John Paterson Drive and 451 Halswell Junction Road	MRZ	RuUF with respective designations	RuUF 5 & 19 John Paterson Drive and 451 Halswell Junction Road with NZTA Future Works designation	Reject	Out of scope. Existing rural zoned land. <u>NOTE: See discussion in IHP request #34 accept / reject tables.</u>	Reject for reasons of scope in Part 1 of the Report.
880	Fiona Aston for Cathedral City Development Ltd	Cathedral City Development Ltd		Oppose	Rezone 85 Harry Ell Drive from Rural Port Hills Zone to MRZ or FUZ.	85 Harry Ell Drive, Cashmere	MRZ/FUZ	RuPH	RuPH	Reject	Out of scope. Existing rural zoned land. <u>NOTE: See discussion in IHP request #34 accept / reject tables.</u>	Reject for reasons of scope in Part 1 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
881	Fiona Aston for Red Spur Ltd	Red Spur Ltd		Seek Amendme nt	[Seeks to] [a]mend the residential zone boundaries of Redmund Spur as shown on the map i.e rezone the areas identified as B.1 – B.4 to Residential Hills/ Medium Density Residential (Redmund Spur Precinct); and rezone the areas identified as A.1 – A.2 to Rural Port Hills [B.1- B.4 and A.1- A.2 areas not clearly shown on map]					Reject	<p><i>As per the evidence of Mr Kleynbos, this change is considered out of scope.</i></p> <p><u>NOTE: See discussion in IHP request #34 accept / reject tables.</u></p>	Reject for reasons in Part 7 on the basis that RHZ within the Redmund Spur ODP is not subject to PC14.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
881	Fiona Aston for Red Spur Ltd	Red Spur Ltd		Seek Amendment	[Seeks to] [a]mend the location of the Redmund Spur Neighbourhood Centre on the relevant planning maps and Table 15.1 below to be consistent with the location and size of the NC approved under Stage 6 subdivision consent (RMA/2022/2892) [refer to attachment]	Redmund Spur Neighbourhood Centre proposed within 47 Redmund Spur Road, Hoon Hay Valley	NCZ	NCZ	Commercial Local Zone	Accept Reject	Greenfields development under construction. Proposed PC14 maps incorrectly shows the location of the approved NCZ (RMA/2022/2892) <u>NOTE: See discussion in IHP request #34 accept / reject tables.</u>	Reject for reasons in Part 3 of the Report and also Part 4 and Part 7 on the basis that RHZ for within the Redmund Spur ODP is not subject to PC14.
172	Traci Mendiola			Seek Amendment	That the property located at 8 Gilders Grove, Heathcote, Christchurch to be rezoned [from Rural	8 Gilders Grove, Heathcote	MRZ	RH / RuUF	RH / RuUF	Reject	Out of scope. Existing rural zoned land. <u>NOTE: See discussion in IHP request #34 accept / reject tables.</u>	Reject for reasons of scope in Part 1 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
					Urban Fringe zone to] Medium Density Residential Zone.							
140	Colin McGavin			Seek Amendment	[T]hat the boundary line for High Density Residential zoning [in Papanui] be along Harewood Road and Main North Road to the North and West, and the area to the South and East of this boundary line is zoned Residential Suburban.	HRZ area north of Main North Road and east of Harewood Road HRZ area south of Main North Road and east of Papanui Road	HRZ area north of Main North Road and east of Harewood Road - HRZ HRZ area south of Main North Road and east of Papanui Road - RS	HRZ area north of Main North Road and east of Harewood Road - MRZ / HRZ HRZ area south of Main North Road and east of Papanui Road - MRZ / HRZ	HRZ area north of Main North Road and east of Harewood Road - RS / RSDT HRZ area south of Main North Road and east of Papanui Road - RS / RMD	Reject	Areas identified as HRZ are located within a walkable catchment to a centre zone. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS UD). <u>Please see response in HRZ zone requests sheet.</u>	Reject for reasons Part 3 and 4 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
156	Maureen McGavin			Seek Amendment	[T]hat the boundary line for High Density Residential zoning [in Papanui] be along Harewood Road and Main North Road to the North and West, and the area to the South and East of this boundary line is zoned Residential Suburban.	HRZ area north of Main North Road and east of Harewood Road HRZ area south of Main North Road and east of Papanui Road				Reject	Areas identified as HRZ are located within a walkable catchment to a centre zone. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS UD). <u>Please see response in HRZ zone requests sheet.</u>	Reject for reasons Part 3 and 4 of the Report.
188	Tony Simons for Riccarton Bush - Kilmarnock Residents' Association	Riccarton Bush - Kilmarnock Residents' Association		Seek Amendment	[That] Jane Deans Close retain[s] its current zoning of Residential Suburban Density Transition [RSDT] [instead of HRZ]					Reject (heritage items evidence)	The war memorial plaque does not meet the criteria for scheduling as a heritage item in Policy 9.3.2.2.1.	Reject for reasons Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
760	Adele Radburnd for ChristchurchNZ	ChristchurchNZ		Seek Amendment	Retain the operative Open Space Community Parks zoning at Buchan Park.	41 Buchan Street, Sydenham	OCP	LCZ	OCP	Accept	This was an error in zoning Please see response in HRZ zone requests sheet .	Accept for reasons Part 3, 4 and 5 of the Report.
914	Julie Comfort for Davie Lovell-Smith Ltd	Davie Lovell-Smith Ltd		Seek Amendment	The waterbodies on the planning maps are to be identified as 'indicative locations only' or alternatively to show them in their correct location or not at all.					Accept in-part	The recommendation is for waterbodies to be removed from QM maps and simply rely on Chapter 6 framework and established planning maps. Reference is made to the evidence of Ms Hansbury .	Accept for reasons Part 5 of the Report.
54	Shirley van Essen			Seek Amendment	[S]eek[s] that TC3 land (high liquefaction risk) should remain residential suburban.					Reject	This is not considered a significant natural hazard under s6(h) of the Act. Reference is made to the evidence of Ms Ratka .	Reject for reasons Part 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
898	Denis McMurtrie			Seek Amendment	[That] the area to the South and East of Harewood Road and Main North Road [around Paparoa Street / Strowan] is zoned Residential Suburban.	area to the South and East of Harewood Road and Main North Road [around Paparoa Street / Strowan]	RS	HRZ, MRZ, LCZ, CCZ	RS / CL	Reject	Natural hazard QMs of this nature have been managed through overlays. Re-zoning is not required. <u>The Council must implement the MDRS and Policy 3 of the NPS-UD as per s77G of the Act. This area is within a walkable catchment to the Papanui TCZ commercial centre.</u>	Reject for reasons Part 3, 4 and 5 of the Report.
437	David Allan			Seek Amendment	[Retain current zoning outside the central city]					Reject	<u>The Council must implement the MDRS and Policy 3 of the NPS-UD as per s77G of the Act.</u>	Reject for reasons Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
443	Christine Hetherington for Summerset Group Holdings Limited	Summerset Group Holdings Limited		Seek Amendment	[Remove the Future Urban Zone at] Summerset on Cavendish village (147 Cavendish Road, Casebrook, Christchurch), and legally described as Lot 1 DP 519380 (record of title 815809).	147 Cavendish Road	MRZ	MRZ / FUZ	RNN	Accept	This part of the site has obtained consent and works are underway. It no longer meets the criteria of FUZ. <u>NOTE: See discussion in IHP request #34 accept / reject tables.</u>	Accept for reasons Part 3, 4 and 5 of the Report.
728	Julie Comfort for Sutherlands Estates Limited	Sutherlands Estates Limited		Support	Retain the Future Urban Zoning of Lot 101 DP 570868, being the development block located at the end of James Mackenzie Drive.	1 James Mackenzie Drive	FUZ	FUZ	RNN	Accept <u>Reject</u>	Please refer to the evidence of Mr Bayliss. <u>NOTE: See discussion in IHP request #34 accept / reject tables.</u>	

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
916	Julie Comfort for Milns Park Limited	Milns Park Limited		Support	Retain the Future Urban (FUZ) zoning for 25-51 Milns Road (Lot 600 DP 579587)	51 Milns Road (Lot 600 DP 579587)	FUZ	FUZ	RNN	Acknowledge Accept	Refer to the s42A Report of Mr Lightbody. <u>NOTE: See discussion in IHP request #34 accept / reject tables.</u>	Reject for reasons Part 3, 4 and 5 of the Report.
852	Jo Appleyard for Christchurch International Airport Limited (CIAL)	Christchurch International Airport Limited (CIAL)		Oppose	Amend the planning maps to remove Residential New Neighbourhood zoning and rename to Residential Suburban or Residential Suburban Density Transition zone.					Accept	This aligns with the QM response to the airport noise contour.	Reject for reasons Part 3, 4 and 5 of the Report.
704	Alex Booker for WDL Enterprises Limited and Birchs Village Limited	WDL Enterprises Limited and Birchs Village Limited		Seek Amendment	That the Land be retained as FUZ or all or part of it be rezoned MRZ (or an equivalent zoning). [Please see attached submission for more]	RNN-zoned land subject of Proposed Appendix 8.10.23 East Papanui Outline Development Plan	FUZ	FUZ	RNN	Reject	Please refer to the evidence of Mr Bayliss. <u>NOTE: See discussion in IHP request #34 accept / reject tables.</u>	Accept for reasons Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
208	Amie Cocking			Oppose	Reject the rule changes that allow for higher intensity residential development outside of the inner city (Four Avenues).					Reject	<i>Council must give effect to Policy 3(d) of the NPS-UD and apply MDRS across relevant residential zones.</i> <i>Please see response in HRZ zone requests sheet.</i>	Reject for reasons Part 3, 4 and 5 of the Report.
316	Jo Jeffery			Seek Amendment	[Retain existing/operative residential zones outside the four avenues]					Reject	Council must give effect to Policy 3(d) of the NPS-UD and apply MDRS across relevant residential zones.	Reject for reasons Part 3, 4 and 5 of the Report.
465	Stuart Roberts			Seek Amendment	[Retain current zones outside the central city]					Reject	<i>Council must give effect to Policy 3(d) of the NPS-UD and apply MDRS across relevant residential zones.</i> <i>Please see response in MRZ zone requests sheet.</i>	Reject for reasons Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
638	Garth Wilson for Central Riccarton Residents' Association Inc	Central Riccarton Residents' Association Inc		Seek Amendment	[That current zoning is retained outside of] the Central City, defined as The Core and The Frame.					Reject	Council must give effect to Policy 3(d) of the NPS-UD and apply MDRS across relevant residential zones. <u>Please see response in HRZ zone requests sheet.</u>	Reject for reasons Part 3, 4 and 5 of the Report.
216	Russell Wills			Seek Amendment	[Retain current zoning in Hornby]					Reject	Council must give effect to Policy 3(d) of the NPS-UD and apply MDRS across relevant residential zones. <u>Please see response in HRZ zone requests sheet.</u>	Reject for reasons Part 3, 4 and 5 of the Report.
390	Mike Singleton			Seek Amendment	[That the] old sale yard site [at Canterbury Agricultural Park is re-zoned to enable] high density/mixed commercial use and development.					Reject	This site is not within a relevant Policy 3(d) catchment, i.e. a large commercial centre. <u>NOTE: See discussion in IHP request #34 accept / reject tables.</u>	Reject for reasons Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
142	Sue Sunderland			Seek Amendment	[Retain existing zones in Merivale]					Reject	Council must give effect to Policy 3(d) of the NPS-UD and apply MDRS across relevant residential zones. Almost all of Merivale is within either a walkable catchment to the City Centre Zone or to the Merivale LCZ commercial centre. HRZ has been proposed for these areas accordingly.	Reject for reasons Part 3, 4 and 5 of the Report.
158	Susan Thomas			Seek Amendment	[Retain current zoning in Dallington]		RS and Specific Purpose (Otakaro Avon River Corridor)	RS, Specific Purpose (Otakaro Avon River Corridor), LPTA and TMA QMs	RS and Specific Purpose (Otakaro Avon River Corridor)	Reject in-part	Council must give effect to Policy 3(d) of the NPS-UD and apply MDRS across relevant residential zones. However, some parts are covered by QMs that would retain operative zones. The boundaries of the SP OARC zone is not proposed to change, however the section(s) on the corner of Fitzgerald Avenue and Harvey	Reject for reasons Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
											<u>Terrace is proposed to be zoned MRZ due to being within a walking catchment to the City Centre Zone and the Open Space QM. Reference is made to the evidence of Ms Hansbury.</u>	
694	Paul Keung for KI Commercial Limited	KI Commercial Limited		Seek Amendment	Amend the planning maps to rezone the entirety of the site at 51 Heberden Avenue (as shown in Figure 1 above) residential (either Residential Hills or Medium Density Residential) and the removal of all qualifying matters.	51 Heberden Avenue	RH or MRZ	RH, RuPH and QMs	RH and RuPH	Accept in-part	The parts of the site outside of any coastal hazards are within the LPTAA. This is proposed to be zoned MRZ, with an associated Precinct. <u>NOTE: See discussion in IHP request #34 accept / reject tables.</u>	Accept in part for reasons Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
784	Jessica Adams			Oppose	Rezone Prestons subdivision from MRZ to Residential Suburban Zone.		RS	MRZ (Wastewater r QM)	RNN	Reject	The area has a relevant residential zone. The Wastewater Constraints overlay seeks to ensure density is managed. <u>Please see response in MRZ zone requests sheet.</u>	Reject for reasons Part 3, 4 and 5 of the Report.
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		Accept for reasons Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
823	Jo Appleyard for The Catholic Diocese of Christchurch	The Catholic Diocese of Christchurch		Seek Amendment	Amend the planning maps to identify a Brownfield Precinct overlay, over the Industrial General zoned school site [2 Lydia Street, Papanui] ; and delete the Industrial Interface overlay for those properties with frontage to Northcote Road or Lydia Street.		Brownfield overlay	IG	IG	Reject	<p>Refer to s42a– Commercial Zones outside Central City and Industrial Zones.</p> <p><u>NOTE: See discussion in IHP request #34 accept / reject tables.</u></p>	Reject for reasons Part 3, and 7 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
705	Alex Booker for Foodstuffs	Foodstuffs		Seek Amendment	Rezoning the following sites at 159 Main North Road. Head Office: Amend to rezone Lot 2 DP 14400 (159 Main North Rd), part of Lot 1 DP 14400 and accessway on Lot 7 DP14400 to IG. This reflects the recent PC5 decision. Pak'n Save: Amend to rezone Lot 5 DP3753, Lot 1 DP76152 and Part Lot 1 DP 21207 to Local Centre Zone to reflect the consented and intended use	159 Main North Road	LCZ	NCZ, IG, MRZ	IG, CL, RS	Reject	<p>Refer to s42a- Commercial Zones outside Central City and Industrial Zones.</p> <p><u>NOTE: See discussion in IHP request #34 accept / reject tables.</u></p>	Accept for reasons Part 7 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
					as a PAK'nSAVE							
248	Kerry Andrews for Annex Developments	Annex Developments		Support	Support rezoning the Tannery site at Garlands Road from Industrial General to Mixed Use Zone'		Not Applicable	MUZ	IG	Acknowledge	The submitter supports the notified proposal. Reference is made to the s42A of Mr Lightbody.	Accept for reasons in Part 3 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
737	Christian Jordan			Seek Amendment	The mixed use zone should not apply between Blenheim Rd and the Railway track. The zone is otherwise a positive change.					Reject	<p>The sites are outside the scope of PC 14, Turning to merits, Mixed Use Zone and Industrial Zone both permit industrial activities, however mixed use enables residential activity above ground floor. The most appropriate zoning for Blenheim Road is Mixed Use Zone.</p> <p>NOTE: See discussion in IHP request #34 accept / reject tables.</p>	Reject for the reasons in Part 3 of the Report.
726	Michele McKnight			Seek Amendment	[Seeks] the council to mak[e] Gwynfa Ave and any other similar streets on this hill ... a special character overlay area		Character Overlay			Reject in-part	<p>The Character Area assessment has demonstrated that sites fronting Hackthorne Road and Macmillan Avenue have merit in being within a Residential Character Area. Reference is made to the evidence of Ms White.</p>	Reject for reasons Part 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
730	Geoff White for Gwynfa Ave Residents Association	Gwynfa Ave Residents Association		Seek Amendment	[Seeks that Council retain operative Residential Hills zoning on Gwynfa Ave, Cashmere]	Gwynfa Avenue, Cashmere	RH	MRZ	RH	Reject in-part	The Character Area assessment has demonstrated that sites fronting Hackthorne Road and Macmillan Avenue have merit in being within a Residential Character Area.	Reject for reasons Part 4 and 5 of the Report.
54	Shirley van Essen			Seek Amendment	The airport noise contour to be widened to include 34, 36A and 38 Kahu Road, and more properties west and south of Kahu Road between the two bridges over the Avon River. Properties within the amended noise contour to be zoned Residential Suburban.	34, 36A and 38 Kahu Road	Airport Noise Contour inclusion	MRZ	RS	Accept	Updated contours have been proposed <u>by Christchurch International Airport</u> , which have been recommended to be adopted <u>by Council</u> . <u>This now includes 34, 36A and 38 Kahu Road.</u>	Reject for the reasons in Part 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
439	Jeff Vesey			Seek Amendment	That the area proposed to be Residential Suburban Zone under the Airport Noise Influence Area in Avonhead/Ilam be zoned Medium Density Residential Zone in line with the surrounding area and the National Policy Statement for Urban Development.					Reject	<p>Operative zoning has been proposed to be retained in response to the nature of the qualifying matter.</p> <p><u>Please see response in MRZ zone requests sheet.</u></p>	Accept for reasons Part 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
543	Peter Hobill			Seek Amendment	That the property at 46A Creyke Road (Lot 1 DP 18659 and Lot 2 DP 397744) be zoned as RSDT and any other necessary or further amendments that are required to achieve the outcome sought by this submission or any required as a consequence of the relief [sought]		RSDT	RS, RSDT	RS, RSDT	Reject	Operative zoning has been proposed to be retained in response to the nature of the qualifying matter (ANIA) .	Reject for reasons Part 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
887	Fiona Aston for Jane Harrow	Jane Harrow		Seek Amendment	Rezone land between the 50 and 55 Ldn CIAL airport noise contour for urban development, with no restrictions relating to airport noise, including 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road as identified on the aerial photograph below. Rezone 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road Future Urba	384 Sawyers Arms Road (Image A)	384 Sawyers Arms Road (FUZ or MRZ)	384 Sawyers Arms Road (RUFZ)	384 Sawyers Arms Road (RUFZ)	Reject	<p>Rurally zoned sites, or proportion of sites, are not relevant residential zones and outside of the urban environment. Rezoning these areas is considered out of scope.</p> <p>Undeveloped greenfield areas have been rezoned to apply appropriate National Planning Standards zoning of FUZ.</p> <p>Council has demonstrated that beyond sufficient housing capacity is provided through PC14. Reference is made to evidence by Ms Oliver, Mr Scallan, and Mr Bayliss.</p> <p>NOTE: See discussion in IHP request #34</p>	Reject for reasons of scope in Part 1 of the Report.
						388 Sawyers Arms Road (Image B)	388 Sawyers Arms Road (FUZ or MRZ)	388 Sawyers Arms Road (RUFZ)	388 Sawyers Arms Road (RUFZ)	Reject		
						420 Sawyers Arms Road (Image C)	420 Sawyers Arms Road (FUZ or MRZ)	420 Sawyers Arms Road (RUFZ)	420 Sawyers Arms Road (RUFZ)	Reject		
						422 Sawyers Arms Road (Image D)	422 Sawyers Arms Road (FUZ or MRZ)	422 Sawyers Arms Road (RUFZ)	422 Sawyers Arms Road (RUFZ)	Reject		
						424 Sawyers Arms Road (Image E)	424 Sawyers Arms Road (FUZ or MRZ)	424 Sawyers Arms Road (RUFZ)	424 Sawyers Arms Road (RUFZ)	Reject		
						426 Sawyers Arms Road (Image F)	426 Sawyers Arms Road (FUZ or MRZ)	426 Sawyers Arms Road (RUFZ)	426 Sawyers Arms Road (RUFZ)	Reject		
						434 Sawyers Arms Road (Image G)	434 Sawyers Arms Road (FUZ or MRZ)	434 Sawyers Arms Road (RUFZ)	434 Sawyers Arms Road (RUFZ)	Reject		
						123 Gardiners Road (Image H)	123 Gardiners Road (FUZ or MRZ)	123 Gardiners Road (FUZ and RUFZ)	123 Gardiners Road (RNN and MRZ)			
						141 Gardiners Road (Image I)	141 Gardiners Road (FUZ or MRZ)	141 Gardiners Road (FUZ and RUFZ)	141 Gardiners Road (RNN and MRZ)			

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organization	On Behalf Of	Support Oppose	Decision Sought	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
					n Zone or Medium Density Residential.						accept / reject tables.	