

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
412.19	Templeton Group	LCZ-R10	Amend LCZ-R10: "... 1. <del>any residential activity shall be above the ground floor.</del> <u>At Pegasus, the activity shall comprise a maximum of 75% of the GFA of all buildings on the site;</u> 2. <u>for all other sites, any residential activity shall be above the ground floor.</u>  Insert matters of discretion to CMUZ-MD11: "In relation to Pegasus Local Centre Zone, the extent to which: a. <u>the majority of the ground floor includes commercial activities that support vibrancy and visual interest;</u> "	Section 3	Reject	See body of the report for the assessment of this submission point.
284.429	Clampett Investments Ltd	LCZ-R11	Retain LCZ-R11 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.670	Rolleston Industrial Developments Limited	LCZ-R11	Retain LCZ-R11 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.430	Clampett Investments Ltd	LCZ-R12	Retain LCZ-R12 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.671	Rolleston Industrial Developments Limited	LCZ-R12	Retain LCZ-R12 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.431	Clampett Investments Ltd	LCZ-R13	Retain LCZ-R13 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.672	Rolleston Industrial Developments Limited	LCZ-R13	Retain LCZ-R13 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
168.7	Mandeville Village Ltd Partnership	LCZ-R14	Retain LCZ-R14 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
277.53	Ministry of Education	LCZ-R14	Retain LCZ-R14 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.432	Clampett Investments Ltd	LCZ-R14	Retain LCZ-R14 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.673	Rolleston Industrial Developments Limited	LCZ-R14	Retain LCZ-R14 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.433	Clampett Investments Ltd	LCZ-R15	Retain LCZ-R15 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.674	Rolleston Industrial Developments Limited	LCZ-R15	Retain LCZ-R15 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	

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168.8	Mandeville Village Ltd Partnership	LCZ-R16	Retain LCZ-R16 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
284.434	Clampett Investments Ltd	LCZ-R16	Retain LCZ-R16 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
326.675	Rolleston Industrial Developments Limited	LCZ-R16	Retain LCZ-R16 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
408.60	Bellgrove Rangiora Ltd	LCZ-R16	Amend LCZ-R16 (1)(b) to enable food and beverage outlets up to 500m <sup>2</sup> in size as permitted.	Section 3	Accept	See body of the report for the assessment of this submission point.
412.20	Templeton Group	LCZ-R16	Amend LCZ-R16: "..." 1. the floor area of the activity shall be within the following maximum GFA limits: a. within Woodend <u>and Pegasus</u> there is no limit; ..."  Amend the matters of discretion so that CMUZ-MD11 does not apply to Pegasus.	Section 3	Reject	See body of the report for the assessment of this submission point.
284.435	Clampett Investments Ltd	LCZ-R17	Retain LCZ-R17 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.676	Rolleston Industrial Developments Limited	LCZ-R17	Retain LCZ-R17 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
412.21	Templeton Group	LCZ-R17	Amend LCZ-R17: "..." 1. the floor area of the activity shall be within the following maximum GFA limits: a. within Woodend <u>and Pegasus</u> there is no limit; ..."  Amend the matters of discretion so that CMUZ-MD11 does not apply to Pegasus.	Section 3	Reject	See body of the report for the assessment of this submission point.
284.436	Clampett Investments Ltd	LCZ-R18	Retain LCZ-R18 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.677	Rolleston Industrial Developments Limited	LCZ-R18	Retain LCZ-R18 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
168.9	Mandeville Village Ltd Partnership	LCZ-R19	Retain LCZ-R19 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.437	Clampett Investments Ltd	LCZ-R19	Retain LCZ-R19 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.678	Rolleston Industrial Developments Limited	LCZ-R19	Retain LCZ-R19 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
284.438	Clampett Investments Ltd	LCZ-R20	Retain LCZ-R20 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.679	Rolleston Industrial Developments Limited	LCZ-R20	Retain LCZ-R20 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.439	Clampett Investments Ltd	LCZ-R21	Retain LCZ-R21 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.680	Rolleston Industrial Developments Limited	LCZ-R21	Retain LCZ-R21 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.440	Clampett Investments Ltd	LCZ-R22	Retain LCZ-R22 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.681	Rolleston Industrial Developments Limited	LCZ-R22	Retain LCZ-R22 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.441	Clampett Investments Ltd	LCZ-R23	Retain LCZ-R23 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.682	Rolleston Industrial Developments Limited	LCZ-R23	Retain LCZ-R23 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.442	Clampett Investments Ltd	LCZ-R24	Retain LCZ-R24 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.683	Rolleston Industrial Developments Limited	LCZ-R24	Retain LCZ-R24 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.443	Clampett Investments Ltd	LCZ-R25	Retain LCZ-R25 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.684	Rolleston Industrial Developments Limited	LCZ-R25	Retain LCZ-R25 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.444	Clampett Investments Ltd	LCZ-R26	Retain LCZ-R26 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.685	Rolleston Industrial Developments Limited	LCZ-R26	Retain LCZ-R26 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
282.34	Woolworths New Zealand Limited	LCZ-BFS1	Retain LCZ-BFS1 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
284.445	Clampett Investments Ltd	LCZ-BFS1	Retain LCZ-BFS1 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
325.304	Kāinga Ora – Homes and Communities	LCZ-BFS1	Amend LCZ-BFS1:  "1. The maximum height of any building, calculated as per the height calculation, shall be <del>10m</del> <u>12m</u> above ground level. Activity status when compliance not achieved: <del>DIS</del> <u>RDIS</u> Matters of discretion are restricted to: <u>CMUZ-MD4 - Height in relation to boundary Notification</u> <u>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</u> "	Section 3	Accept in part	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Reject	
FS41	David Cowley		Oppose		Reject	
FS46	Miranda Hales		Oppose		Reject	
FS91	R J Paterson Family Trust		Support in Part		Accept	
FS76	Mandeville Village Ltd Partnership		Oppose		Reject	
326.686	Rolleston Industrial Developments Limited	LCZ-BFS1	Retain LCZ-BFS1 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
408.61	Bellgrove Rangiora Ltd	LCZ-BFS1	Amend LCZ-BFS1:  "1. The maximum height of any building, calculated as per the height calculation, shall be <del>10</del> <u>12</u> m above ground level".	Section 3	Accept	See body of the report for the assessment of this submission point.
412.22	Templeton Group	LCZ-BFS1	Amend LCZ-BFS1:  "1. The maximum height of any building, calculated as per the height calculation, shall be <del>10m</del> <u>12m</u> above ground level. ..."  Amend the activity status from DIS to RDIS with matters of discretion included as appropriate such as: - effects on the amenity of adjacent residential properties including - overshadowing - loss of privacy - ability to mitigate increased height through other methods	Section 3	Accept	See body of the report for the assessment of this submission point.
FS76	Mandeville Village Ltd Partnership		Oppose		Reject	
282.35	Woolworths New Zealand Limited	LCZ-BFS2	Retain LCZ-BFS2 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.446	Clampett Investments Ltd	LCZ-BFS2	Retain LCZ-BFS2 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.305	Kāinga Ora – Homes and Communities	LCZ-BFS2	Amend LCZ-BFS2:  "1. Where an internal boundary adjoins Residential Zones, Rural	Section 3	Accept	See body of the report for the assessment of this submission point.

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			Zones, or Open Space and Recreation Zones, the height in relation to boundary for the adjoining zone shall apply, and where specified, structures shall not project beyond a building envelope defined by recession planes measuring 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3."			
FS37	Richard & Geoff Spark		Oppose in Part		Reject	
FS41	David Cowley		Oppose		Reject	
FS46	Miranda Hales		Oppose		Reject	
FS91	R J Paterson Family Trust		Support in Part		Accept	
326.687	Rolleston Industrial Developments Limited	LCZ-BFS2	Retain LCZ-BFS2 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
282.36	Woolworths New Zealand Limited	LCZ-BFS3	Retain LCZ-BFS3 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.447	Clampett Investments Ltd	LCZ-BFS3	Retain LCZ-BFS3 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.688	Rolleston Industrial Developments Limited	LCZ-BFS3	Retain LCZ-BFS3 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
282.37	Woolworths New Zealand Limited	LCZ-BFS4	Retain LCZ-BFS4 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.448	Clampett Investments Ltd	LCZ-BFS4	Retain LCZ-BFS4 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.689	Rolleston Industrial Developments Limited	LCZ-BFS4	Retain LCZ-BFS4 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
408.62	Bellgrove Rangiora Ltd	LCZ-BFS4	Amend LCZ-BFS4:  "1. Landscaping shall be provided along the full length of all internal boundaries that adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones. This landscape strip shall be a minimum of <del>2m</del> 1m deep. ..."	Section 3	Reject	See body of the report for the assessment of this submission point.
282.38	Woolworths New Zealand Limited	LCZ-BFS5	Retain LCZ-BFS5 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.449	Clampett Investments Ltd	LCZ-BFS5	Retain LCZ-BFS5 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.690	Rolleston Industrial Developments Limited	LCZ-BFS5	Retain LCZ-BFS5 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	

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408.63	Bellgrove Rangiora Ltd	LCZ-BFS5	Amend LCZ-BFS5:  "1. Where a site is not built to a road boundary, landscaping shall be provided along the full length of the road boundary, except for vehicle crossings, outdoor seating or dining areas. This landscape strip shall be a minimum of <del>2m</del> <u>1m</u> deep. ..."	Section 3	Reject	See body of the report for the assessment of this submission point.
282.39	Woolworths New Zealand Limited	LCZ-BFS6	Retain LCZ-BFS6 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.450	Clampett Investments Ltd	LCZ-BFS6	Retain LCZ-BFS6 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.691	Rolleston Industrial Developments Limited	LCZ-BFS6	Retain LCZ-BFS6 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
408.64	Bellgrove Rangiora Ltd	LCZ-BFS6	Amend LCZ-BFS6:  "1. All buildings shall: a. be built to the road boundary; <u>or comply with the landscaping requirements of LCZ-BFS5 above;</u> b. provide pedestrian access directly from the road boundary..."  Include within the matters of discretion (CMUZMD7) site opportunities where other boundaries may be more desirable to have as the primary frontage. For example an additional matter could be: - <u>consideration of other frontages to the commercial lot and how this may impact lot layout (i.e. boundaries with public open space areas and/or open space reserve).</u> Include within the matters of discretion (CMUZMD7) operational and functional requirements: - <u>consideration of specific operational and functional requirements of an activity.</u>	Section 3	Accept in part	See body of the report for the assessment of this submission point.
412.23	Templeton Group	LCZ-BFS6	Amend LCZ-BFS6: "..." <u>2. The requirements for all buildings in (1) shall not apply to the LCZ at Pegasus."</u>	Section 3	Reject	See body of the report for the assessment of this submission point.
282.40	Woolworths New Zealand Limited	LCZ-BFS7	Retain LCZ-BFS7 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.451	Clampett Investments Ltd	LCZ-BFS7	Retain LCZ-BFS7 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.306	Kāinga Ora – Homes and Communities	LCZ-BFS7	Amend LCZ-BFS7:  "1. All buildings shall be set back a minimum of <u>2m</u> <del>4m</del> from any site boundary with the rail corridor."	Section 3	Reject	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Accept	
FS41	David Cowley		Oppose		Accept	

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
FS46	Miranda Hales		Oppose		Accept	
FS91	R J Paterson Family Trust		Support in Part		Reject	
FS99	KiwiRail Holdings Limited		Oppose		Accept	
326.692	Rolleston Industrial Developments Limited	LCZ-BFS7	Retain LCZ-BFS7 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
373.85	KiwiRail Holdings Limited	LCZ-BFS7	Amend LCZ-BFS7: "1. All buildings shall be set back a minimum of <del>4m</del> <u>5m</u> from any site boundary with the rail corridor."	Section 3	Reject	See body of the report for the assessment of this submission point.
282.41	Woolworths New Zealand Limited	LCZ-BFS8	Retain LCZ-BFS8 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
284.452	Clampett Investments Ltd	LCZ-BFS8	Retain LCZ-BFS8 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
326.693	Rolleston Industrial Developments Limited	LCZ-BFS8	Retain LCZ-BFS8 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
408.65	Bellgrove Rangiora Ltd	LCZ-BFS8	Amend LCZ-BFS8: "1. Any outdoor storage <del>or parking</del> areas shall be screened by 1.8m high solid fencing or dense hedge landscaping from any adjoining site in Residential Zones, Rural Zones, Commercial and Mixed Use Zones or Open Space and Recreation Zones or the road boundary."	Section 3	Accept	See body of the report for the assessment of this submission point.
282.42	Woolworths New Zealand Limited	LCZ-BFS9	Retain LCZ-BFS9 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.453	Clampett Investments Ltd	LCZ-BFS9	Retain LCZ-BFS9 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.307	Kāinga Ora – Homes and Communities	LCZ-BFS9	Amend LCZ-BFS9: "1. The minimum net floor area (excluding garages, balconies, and any communal lobbies stairwells and plant rooms) per residential unit shall be: ... b. one <del>or more</del> bedrooms <u>45m<sup>2</sup></u> ; c. <del>two bedrooms</del> <u>60m<sup>2</sup></u> ; d. <del>three or more bedrooms</del> <u>90m<sup>2</sup></u> . ..."	Section 3	Reject	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Accept	
FS41	David Cowley		Oppose		Accept	
FS46	Miranda Hales		Oppose		Accept	
FS91	R J Paterson Family Trust		Support in Part		Reject	

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
326.694	Rolleston Industrial Developments Limited	LCZ-BFS9	Retain LCZ-BFS9 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
282.43	Woolworths New Zealand Limited	LCZ-BFS10	Retain LCZ-BFS10 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
284.454	Clampett Investments Ltd	LCZ-BFS10	Retain LCZ-BFS10 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
326.695	Rolleston Industrial Developments Limited	LCZ-BFS10	Retain LCZ-BFS10 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
282.44	Woolworths New Zealand Limited	LCZ-BFS11	Retain LCZ-BFS11 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.455	Clampett Investments Ltd	LCZ-BFS11	Retain LCZ-BFS11 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.308	Kāinga Ora – Homes and Communities	LCZ-BFS11	Delete LCZ-BFS11 and any references to the standard in any Local Centre Zone rules.	Section 3	Reject	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Accept	
FS41	David Cowley		Oppose		Accept	
FS46	Miranda Hales		Oppose		Accept	
FS91	R J Paterson Family Trust		Support in Part		Reject	
326.696	Rolleston Industrial Developments Limited	LCZ-BFS11	Retain LCZ-BFS11 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
282.45	Woolworths New Zealand Limited	LCZ-BFS12	Retain LCZ-BFS12 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.456	Clampett Investments Ltd	LCZ-BFS12	Retain LCZ-BFS12 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.697	Rolleston Industrial Developments Limited	LCZ-BFS12	Retain LCZ-BFS12 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
412.26	Templeton Group	LCZ-BFS12	Amend the wording of the advisory note to state which provisions are being replaced by other provisions.	Section 3	Reject	See body of the report for the assessment of this submission point.

Table B 6: Recommended responses to submissions and further submissions Neighbourhood Centre Zone

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
<b>General</b>						



Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
147.25	Kaiapoi-Tuahiwi Community Board	General	Not specified. [Generally support the changes made in regards to business.]	Section 3	Accept in part	See body of the report for the assessment of this submission point.
148.13	Rangiora-Ashley Community Board	General	Not specified. [Supports the new zone definitions and proposed rezoning of small commercial areas within residential zones to Neighbourhood Centre Zones. Supports definitions of industrial zones including large retail in Southbrook and the mixed-use zone in Kaiapoi.]	Section 3	Accept in part	See body of the report for the assessment of this submission point.
160.17	Rolleston Industrial Developments Limited	General	Retain Neighbourhood Centre Zone provisions as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
FS36	J W & CE Docherty		Oppose		Reject	
FS38	I.W and L.M. Bisman		Oppose		Reject	
FS41	David Cowley		Support		Accept	
FS48	Waimakariri District Council		Oppose		Reject	
FS51	Philip & Michelle Driver		Oppose		Reject	
FS56	Elizabeth Liddell		Oppose		Reject	
FS59	Mervyn Emms		Oppose		Reject	
FS60	Martin Hewitt		Oppose		Reject	
FS61	Catherine Mullins		Oppose		Reject	
FS62	Oxford Ohoka Community Board		Oppose		Reject	
FS65	James Armstrong		Oppose		Reject	
FS69	Sarah Maria Brantley		Oppose		Reject	
FS70	Beverley Gail Brantley		Oppose		Reject	
FS71	Albert George Brantley		Oppose		Accept	
FS72	Steven Holland		Oppose		Reject	
FS73	Michelle Holland		Oppose		Reject	
FS74	Val & Ray Robb		Oppose		Reject	
FS75	Edward & Justine Hamilton		Oppose		Reject	
FS84	Ohoka Residents Association		Oppose		Reject	
FS98	Mary Koh		Oppose		Reject	
FS108	J W & CE Docherty		Oppose		Reject	
FS112	Gordon C Alexander		Oppose		Reject	
FS119	Andrea Marsden		Oppose		Reject	
FS120	Christopher Marsden		Oppose		Reject	
FS128	Rob Hall		Oppose		Reject	
FS130	David & Elaine Brady		Oppose		Reject	
FS132	Jan Hadfield		Oppose		Reject	
FS136	Emma Wood		Oppose		Reject	
FS137	Ohoka Residents Association		Oppose		Reject	

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
254.120	Christchurch International Airport Limited	General	<p>Insert new rule:</p> <p><u>"CMUZ-R[xx] Noise sensitive activities within 50 dBA L<sub>dn</sub> Air Noise Contour</u>  <b>Activity status: NC</b>  <u>Where:</u>  1. <u>any noise sensitive activity within the 50 dBA L<sub>dn</sub> Air Noise Contour.</u>  <b>Activity status when compliance not achieved: N/A"</b></p>		To be covered in Hearing Stream 10A	
FS88	Kāinga Ora – Homes and Communities		Oppose		To be covered in Hearing Stream 10A	
254.137	Christchurch International Airport Limited	General	<p>Insert provisions for bird strike risk on Christchurch International Airport into all relevant zones for land within 13km radius of the Airport:</p> <p><b>"Activity status: PER</b>  <u>Where:</u>  <u>any Bird Strike Risk Activity is proposed between an 8km and 13km radius of the thresholds of the runways at Christchurch International Airport (as shown on the planning maps), a birdstrike management plan prepared in consultation with CIAL has been provided to the Waimakariri District Council Planning Manager prior to the activity establishing, and accepted (within 10 days of receipt). An updated plan shall be provided to the Waimakariri District Council if the activity expands.</u>  <u>Activity status when compliance not achieved: RDIS</u>  <b>Matters of discretion:</b>  <u>MD[xx] – Bird strike risk</u>  <b>Notification:</b> <u>any application arising from this rule will be notified to Christchurch International Airport Limited."</u></p> <p><b>"Activity status: RDIS</b>  <u>Where:</u>  1. <u>Any Bird Strike Risk Activity is proposed within an 8km radius of the thresholds of the runways at Christchurch International Airport (as shown on the planning maps); and</u>  2. <u>with regard to the creation of any new temporary or permanent waterbodies or stormwater basins, the combined areas of all stormwater basins and/or waterbodies that are wholly or partly within 1km of the proposed waterbody's or basin's edge exceed 1000m<sup>2</sup>.</u>  <u>Activity status when compliance not achieved: N/A</u>  <b>Matters of discretion:</b>  <u>MD[xx] – Bird strike risk</u>  <b>Notification:</b> <u>any application arising from this rule will be notified</u></p>		To be covered in Hearing Stream 10A	

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
			to Christchurch International Airport Limited." "Activity status: NC <u>1. any waste management facility, proposed within 13 km radius of the thresholds of the runways at Christchurch International Airport as shown on the planning maps.</u> Activity status when compliance not achieved: N/A"			
FS88	Kāinga Ora – Homes and Communities		Oppose		To be covered in Hearing Stream 10A	
277.52	Ministry of Education	General	Insert new rule:  "NCZ-RX Educational facility Activity status: Permitted <u>1. Any building or structure shall be built to the road boundary.</u> <u>2. Where an internal boundary adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones, the height in relation to boundary for the adjoining zone shall apply, and where specified structures shall not project beyond a building envelope defined by recession planes measuring 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3.</u> <u>3. Noise shall not exceed the following levels when measured at or within the boundary of any site receiving noise from the educational facility:</u> <u>a. 60 dB LAeq between 7.00am – 10pm</u> <u>b. 40 dB LAeq between 10pm – 7am</u> <u>c. 70 dB LAF (max) between 10pm – 7am</u> Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: <u>1. The scale, intensity and/or character of the buildings and associated activity.</u> <u>2. The placement of buildings on the site</u> <u>3. The extent of impervious surfaces and landscaping.</u> <u>4. The effects on matters of reverse sensitivity."</u>	Section 3	Accept in part	See body of the report for the assessment of this submission point.
282.146	Woolworths New Zealand Limited	General	Amend activity status for supermarkets within Neighbourhood Centre Zones to permitted, and restricted discretionary if standards are breached.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
282.11	Woolworths New Zealand Limited	NCZ-O1	Amend NCZ-O1:  "Neighbourhood Centres: <u>1. provide for a range of activities and scale that directly support the immediate or nearby residential neighbourhood;</u> <u>2. do not provide for development that results in significant adverse effects on adversely affect the role and function of Town and Local Centres, nor undermine investment in their public amenities and facilities; and</u>	Section 3	Accept	See body of the report for the assessment of this submission point.

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
			3. amenity values are managed within the zone and at the interface with adjacent Residential Zones."			
284.385	Clampett Investments Ltd	NCZ-O1	Retain NCZ-O1 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
303.62	Fire and Emergency New Zealand	NCZ-O1	Retain NCZ-O1 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
325.283	Kāinga Ora – Homes and Communities	NCZ-O1	Retain NCZ-O1 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Reject	
FS41	David Cowley		Oppose		Reject	
FS46	Miranda Hales		Oppose		Reject	
FS91	R J Paterson Family Trust		Support in Part		Accept	
326.626	Rolleston Industrial Developments Limited	NCZ-O1	Retain NCZ-O1 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
282.12	Woolworths New Zealand Limited	NCZ-P1	Amend NCZ-P1:  "Within Neighbourhood Centres: 1. enable a limited range of convenience activities that provide for the immediate residential neighbourhood and do not <u>result in significant adverse effects on</u> adversely affect the role and function of Town and Local Centres; 2. <del>enable a range of Centre sizes that generally comprise up to 450m<sup>2</sup> total floor space and up to five shops with a maximum retail tenancy of 350m<sup>2</sup> GFA;</del> 3. ensure activities are accessible by walking and cycling from the area served; and 4. adverse amenity effects are managed within the zone and at the interface with neighbouring more sensitive zones."	Section 3	Accept in part	See body of the report for the assessment of this submission point.
284.386	Clampett Investments Ltd	NCZ-P1	Retain NCZ-P1 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
325.284	Kāinga Ora – Homes and Communities	NCZ-P1	Amend NCZ-P1:  "Within Neighbourhood Centres: 1. enable a limited range of convenience activities that provide for the immediate residential neighbourhood and do not adversely affect the role and function of Town and Local Centres; 2. <del>enable a range of Centre sizes that generally comprise up to 450m<sup>2</sup> total floor space and up to five shops with a maximum retail tenancy of 350m<sup>2</sup> GFA;</del> 3. ensure activities are accessible by walking and cycling from the area served; <del>and</del> 4. adverse amenity effects are managed within the zone and at	Section 3	Accept in part	See body of the report for the assessment of this submission point.

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
			the interface with neighbouring more sensitive zones; and <u>5. enable residential activity."</u>			
FS37	Richard & Geoff Spark		Oppose in Part		Reject	
FS41	David Cowley		Oppose		Reject	
FS46	Miranda Hales		Oppose		Reject	
FS91	R J Paterson Family Trust		Support in Part		Accept	
326.627	Rolleston Industrial Developments Limited	NCZ-P1	Retain NCZ-P1 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
221.11	House Movers Section of New Zealand Heavy Haulage Association	NCZ-R1	Amend NCZ-R1:  "1. The activity complies with all built form standards (as applicable). 2. A building is moved: a. It shall be fixed to permanent foundations within 2 months (unless being stored as a temporary activity); and b. Reinstatement works to the exterior of the building shall be completed within 12 months, including connection to services, and closing in of the foundations. c. A building pre-inspection report to accompany the application for a building consent for the destination site which identifies all reinstatement works that are to be completed to the exterior of the building and a certification by the property owner that the reinstatement works shall be completed within the specified [12] month period."	Section 3	Reject	See body of the report for the assessment of this submission point.
284.387	Clampett Investments Ltd	NCZ-R1	Retain NCZ-R1 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.285	Kāinga Ora – Homes and Communities	NCZ-R1	Retain NCZ-R1 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Reject	
FS41	David Cowley		Oppose		Reject	
FS46	Miranda Hales		Oppose		Reject	
FS91	R J Paterson Family Trust		Support in Part		Accept	
326.628	Rolleston Industrial Developments Limited	NCZ-R1	Retain NCZ-R1 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.388	Clampett Investments Ltd	NCZ-R2	Retain NCZ-R2 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.407	Clampett Investments Ltd	NCZ-R2	Retain NCZ-R2 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.629	Rolleston Industrial Developments Limited	NCZ-R2	Retain NCZ-R2 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
FS137	Ohoka Residents Association		Oppose		Reject	
284.389	Clampett Investments Ltd	NCZ-R3	Retain NCZ-R3 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.408	Clampett Investments Ltd	NCZ-R3	Retain NCZ-R3 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
303.63	Fire and Emergency New Zealand	NCZ-R3	Retain NCZ-R3 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.630	Rolleston Industrial Developments Limited	NCZ-R3	Retain NCZ-R3 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
282.72	Woolworths New Zealand Limited	NCZ-R4	Amend NCZ-R4 by increasing the maximum Gross Floor Area (GFA) limits, or by excluding supermarkets from the maximum GFA limits.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
284.390	Clampett Investments Ltd	NCZ-R4	Retain NCZ-R4 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
326.631	Rolleston Industrial Developments Limited	NCZ-R4	Retain NCZ-R4 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.391	Clampett Investments Ltd	NCZ-R5	Retain NCZ-R5 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.632	Rolleston Industrial Developments Limited	NCZ-R5	Retain NCZ-R5 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.392	Clampett Investments Ltd	NCZ-R6	Retain NCZ-R6 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.633	Rolleston Industrial Developments Limited	NCZ-R6	Retain NCZ-R6 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.393	Clampett Investments Ltd	NCZ-R7	Retain NCZ-R7 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.634	Rolleston Industrial Developments Limited	NCZ-R7	Retain NCZ-R7 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.394	Clampett Investments Ltd	NCZ-R8	Retain NCZ-R8 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.286	Kāinga Ora – Homes and Communities	NCZ-R8	Retain NCZ-R8 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Reject	
FS41	David Cowley		Oppose		Reject	
FS46	Miranda Hales		Oppose		Reject	

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
FS91	R J Paterson Family Trust		Support in Part		Accept	
326.635	Rolleston Industrial Developments Limited	NCZ-R8	Retain NCZ-R8 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.395	Clampett Investments Ltd	NCZ-R9	Retain NCZ-R9 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.287	Kāinga Ora – Homes and Communities	NCZ-R9	Retain NCZ-R9 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Reject	
FS41	David Cowley		Oppose		Reject	
FS46	Miranda Hales		Oppose		Reject	
FS91	R J Paterson Family Trust		Support in Part		Accept	
326.636	Rolleston Industrial Developments Limited	NCZ-R9	Retain NCZ-R9 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.396	Clampett Investments Ltd	NCZ-R10	Retain NCZ-R10 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.637	Rolleston Industrial Developments Limited	NCZ-R10	Retain NCZ-R10 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.397	Clampett Investments Ltd	NCZ-R11	Retain NCZ-R11 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.638	Rolleston Industrial Developments Limited	NCZ-R11	Retain NCZ-R11 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.398	Clampett Investments Ltd	NCZ-R12	Retain NCZ-R12 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.639	Rolleston Industrial Developments Limited	NCZ-R12	Support NCZ-R12 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.399	Clampett Investments Ltd	NCZ-R13	Retain NCZ-R13 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.640	Rolleston Industrial Developments Limited	NCZ-R13	Retain NCZ-R13 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.400	Clampett Investments Ltd	NCZ-R14	Retain NCZ-R14 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
326.641	Rolleston Industrial Developments Limited	NCZ-R14	Retain NCZ-R14 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.401	Clampett Investments Ltd	NCZ-R15	Retain NCZ-R15 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.642	Rolleston Industrial Developments Limited	NCZ-R15	Retain NCZ-R15 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.402	Clampett Investments Ltd	NCZ-R16	Retain NCZ-R16 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.643	Rolleston Industrial Developments Limited	NCZ-R16	Retain NCZ-R16 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.403	Clampett Investments Ltd	NCZ-R17	Retain NCZ-R17 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.644	Rolleston Industrial Developments Limited	NCZ-R17	Retain NCZ-R17 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.404	Clampett Investments Ltd	NCZ-R18	Retain NCZ-R18 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.645	Rolleston Industrial Developments Limited	NCZ-R18	Retain NCZ-R18 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
282.73	Woolworths New Zealand Limited	NCZ-R19	Amend NCZ-R19 to exclude supermarkets. Alternatively, delete NCZ-R19.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
284.405	Clampett Investments Ltd	NCZ-R19	Retain NCZ-R19 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
326.646	Rolleston Industrial Developments Limited	NCZ-R19	Retain NCZ-R19 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
282.46	Woolworths New Zealand Limited	NCZ-BFS1	Retain NCZ-BFS1 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
284.406	Clampett Investments Ltd	NCZ-BFS1	Retain NCZ-BFS1 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
325.288	Kāinga Ora – Homes and Communities	NCZ-BFS1	Amend NCZ-BFS1 so that the maximum height is at least equal to the adjoining residential zone or provided at a maximum height of 12 metres.  "Activity status when compliance not achieved: <del>DIS</del> <u>RDIS</u> Matters of discretion are restricted to:	Section 3	Accept in part	See body of the report for the assessment of this submission point.



Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
			<u>CMUZ-MD4 - Height in relation to boundary Notification</u> <u>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified."</u>			
FS37	Richard & Geoff Spark		Oppose in Part		Reject	
FS41	David Cowley		Oppose		Reject	
FS46	Miranda Hales		Oppose		Reject	
FS91	R J Paterson Family Trust		Support in Part		Accept	
326.647	Rolleston Industrial Developments Limited	NCZ-BFS1	Retain NCZ-BFS1 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
282.47	Woolworths New Zealand Limited	NCZ-BFS2	Retain NCZ-BFS2 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.289	Kāinga Ora – Homes and Communities	NCZ-BFS2	Amend NCZ-BFS2:  "1. Where an internal boundary adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones, the height in relation to boundary for the adjoining zone shall apply, <del>and where specified, structures shall not project beyond a building envelope defined by recession planes measuring 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3."</del>	Section 3	Reject	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Accept	
FS41	David Cowley		Oppose		Accept	
FS46	Miranda Hales		Oppose		Accept	
FS91	R J Paterson Family Trust		Support in Part		Reject	
326.648	Rolleston Industrial Developments Limited	NCZ-BFS2	Retain NCZ-BFS2 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
282.48	Woolworths New Zealand Limited	NCZ-BFS3	Retain NCZ-BFS3 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.290	Kāinga Ora – Homes and Communities	NCZ-BFS3	Retain NCZ-BFS3 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Reject	
FS41	David Cowley		Oppose		Reject	
FS46	Miranda Hales		Oppose		Reject	
FS91	R J Paterson Family Trust		Support in Part		Accept	
326.649	Rolleston Industrial Developments Limited	NCZ-BFS3	Retain NCZ-BFS3 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
FS137	Ohoka Residents Association		Oppose		Reject	
282.49	Woolworths New Zealand Limited	NCZ-BFS4	Retain NCZ-BFS4 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.409	Clampett Investments Ltd	NCZ-BFS4	Retain NCZ-BFS4 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.291	Kāinga Ora – Homes and Communities	NCZ-BFS4	Retain NCZ-BFS4 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Reject	
FS41	David Cowley		Oppose		Reject	
FS46	Miranda Hales		Oppose		Reject	
FS91	R J Paterson Family Trust		Support in Part		Accept	
326.650	Rolleston Industrial Developments Limited	NCZ-BFS4	Retain NCZ-BFS4 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
282.50	Woolworths New Zealand Limited	NCZ-BFS5	Retain NCZ-BFS5 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.410	Clampett Investments Ltd	NCZ-BFS5	Retain NCZ-BFS5 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.292	Kāinga Ora – Homes and Communities	NCZ-BFS5	Retain NCZ-BFS5 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Reject	
FS41	David Cowley		Oppose		Reject	
FS46	Miranda Hales		Oppose		Reject	
FS91	R J Paterson Family Trust		Support in Part		Accept	
326.651	Rolleston Industrial Developments Limited	NCZ-BFS5	Retain NCZ-BFS5 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
282.51	Woolworths New Zealand Limited	NCZ-BFS6	Retain NCZ-BFS6 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.411	Clampett Investments Ltd	NCZ-BFS6	Retain NCZ-BFS6 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.293	Kāinga Ora – Homes and Communities	NCZ-BFS6	Retain NCZ-BFS6 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Reject	
FS41	David Cowley		Oppose		Reject	
FS46	Miranda Hales		Oppose		Reject	
FS91	R J Paterson Family Trust		Support in Part		Accept	
326.652	Rolleston Industrial Developments Limited	NCZ-BFS6	Retain NCZ-BFS6 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
FS137	Ohoka Residents Association		Oppose		Reject	
282.52	Woolworths New Zealand Limited	NCZ-BFS7	Retain NCZ-BFS7 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.412	Clampett Investments Ltd	NCZ-BFS7	Retain NCZ-BFS7 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.296	Kāinga Ora – Homes and Communities	NCZ-BFS7	Amend NCZ-BFS7: "1. All buildings shall be set back a minimum of <del>2m</del> <del>4m</del> from any site boundary with the rail corridor."	Section 3	Reject	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Accept	
FS41	David Cowley		Oppose		Accept	
FS46	Miranda Hales		Oppose		Accept	
FS91	R J Paterson Family Trust		Support in Part		Reject	
FS99	KiwiRail Holdings Limited		Oppose		Accept	
326.653	Rolleston Industrial Developments Limited	NCZ-BFS7	Retain NCZ-BFS7 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
373.84	KiwiRail Holdings Limited	NCZ-BFS7	Amend NCZ-BFS7: "1. All buildings shall be set back a minimum of <del>4m</del> <del>5m</del> from any site boundary with the rail corridor."	Section 3	Reject	See body of the report for the assessment of this submission point.
282.53	Woolworths New Zealand Limited	NCZ-BFS8	Retain NCZ-BFS8 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
284.413	Clampett Investments Ltd	NCZ-BFS8	Retain NCZ-BFS8 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
325.294	Kāinga Ora – Homes and Communities	NCZ-BFS8	Retain NCZ-BFS8 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Reject	
FS41	David Cowley		Oppose		Reject	
FS46	Miranda Hales		Oppose		Reject	
FS91	R J Paterson Family Trust		Support in Part		Accept	
326.654	Rolleston Industrial Developments Limited	NCZ-BFS8	Retain NCZ-BFS8 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
282.54	Woolworths New Zealand Limited	NCZ-BFS9	Retain NCZ-BFS9 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.414	Clampett Investments Ltd	NCZ-BFS9	Retain NCZ-BFS9 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.297	Kāinga Ora – Homes and Communities	NCZ-BFS9	Amend NCZ-BFS9:	Section 3	Reject	See body of the report for the assessment of this submission point.

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
			"1. The minimum net floor area (excluding garages, balconies, and any communal lobbies stairwells and plant rooms) per residential unit shall be: ... b. one or more bedrooms 45m <sup>2</sup> ; c. two bedrooms 60m <sup>2</sup> ; d. three or more bedrooms 90m <sup>2</sup> . ..."			
FS37	Richard & Geoff Spark		Oppose in Part		Accept	
FS41	David Cowley		Oppose		Accept	
FS46	Miranda Hales		Oppose		Accept	
FS91	R J Paterson Family Trust		Support in Part		Reject	
326.655	Rolleston Industrial Developments Limited	NCZ-BFS9	Retain NCZ-BFS9 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
282.55	Woolworths New Zealand Limited	NCZ-BFS10	Retain NCZ-BFS10 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.415	Clampett Investments Ltd	NCZ-BFS10	Retain NCZ-BFS10 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.295	Kāinga Ora – Homes and Communities	NCZ-BFS10	Retain NCZ-BFS10 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Reject	
FS41	David Cowley		Oppose		Reject	
FS46	Miranda Hales		Oppose		Reject	
FS91	R J Paterson Family Trust		Support in Part		Accept	
326.656	Rolleston Industrial Developments Limited	NCZ-BFS10	Retain NCZ-BFS10 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
282.56	Woolworths New Zealand Limited	NCZ-BFS11	Retain NCZ-BFS11 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.416	Clampett Investments Ltd	NCZ-BFS11	Retain NCZ-BFS11 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.298	Kāinga Ora – Homes and Communities	NCZ-BFS11	Retain NCZ-BFS11 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Reject	
FS41	David Cowley		Oppose		Reject	
FS46	Miranda Hales		Oppose		Reject	
FS91	R J Paterson Family Trust		Support in Part		Accept	
326.657	Rolleston Industrial Developments Limited	NCZ-BFS11	Retain NCZ-BFS11 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
FS137	Ohoka Residents Association		Oppose		Reject	

Table B 7: Recommended responses to submissions and further submissions Mixed Use Zone

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
<b>General</b>						
52.11	Ara Poutama Aotearoa, the Department of Corrections	General	Insert new rule:  "MUZ-R21 Community Corrections Activities <u>Activity Status: PER</u> <u>Activity status when compliance not achieved: N/A</u> "	Section 3	Accept	See body of the report for the assessment of this submission point.
147.28	Kaiapoi-Tuahiwi Community Board	General	Not specified. [Generally support changes made in regards to business.]	Section 3	Accept in part	See body of the report for the assessment of this submission point.
148.16	Rangiora-Ashley Community Board	General	Not specified. [Support the new zone definitions and proposed rezoning of small commercial areas within residential zones to Neighbourhood Centre Zones. Support definitions of industrial zones including large retail in Southbrook and the mixed-use zone in Kaiapoi.]	Section 3	Accept in part	See body of the report for the assessment of this submission point.
160.20	Rolleston Industrial Developments Limited	General	Retain Mixed Use Zone provisions as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
FS36	J W & CE Docherty		Oppose		Reject	
FS38	I.W and L.M. Bisman		Oppose		Reject	
FS41	David Cowley		Support		Accept	
FS48	Waimakariri District Council		Oppose		Reject	
FS51	Philip & Michelle Driver		Oppose		Reject	
FS56	Elizabeth Liddell		Oppose		Reject	
FS59	Mervyn Emms		Oppose		Reject	
FS60	Martin Hewitt		Oppose		Reject	
FS61	Catherine Mullins		Oppose		Reject	
FS62	Oxford Ohoka Community Board		Oppose		Reject	
FS65	James Armstrong		Oppose		Reject	
FS69	Sarah Maria Brantley		Oppose		Reject	
FS70	Beverley Gail Brantley		Oppose		Reject	
FS71	Albert George Brantley		Oppose		Reject	
FS72	Steven Holland		Oppose		Reject	
FS73	Michelle Holland		Oppose		Reject	

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
FS74	Val & Ray Robb		Oppose		Reject	
FS75	Edward & Justine Hamilton		Oppose		Reject	
FS84	Ohoka Residents Association		Oppose		Reject	
FS98	Mary Koh		Oppose		Reject	
FS108	J W & CE Docherty		Oppose		Reject	
FS112	Gordon C Alexander		Oppose		Reject	
FS119	Andrea Marsden		Oppose		Reject	
FS120	Christopher Marsden		Oppose		Reject	
FS128	Rob Hall		Oppose		Reject	
FS130	David & Elaine Brady		Oppose		Reject	
FS132	Jan Hadfield		Oppose		Reject	
FS136	Emma Wood		Oppose		Reject	
FS137	Ohoka Residents Association		Oppose		Reject	
254.123	Christchurch International Airport Limited	General	Insert new rule:  <u>"CMUZ-R[xx] Noise sensitive activities within 50 dBA L<sub>dn</sub> Air Noise Contour</u> <b>Activity status: NC</b> <u>Where:</u> <u>1. any noise sensitive activity within the 50 dBA L<sub>dn</sub> Air Noise Contour.</u> <b>Activity status when compliance not achieved: N/A"</b>		To be considered in hearing Stream 10A	
FS88	Kāinga Ora – Homes and Communities		Oppose		To be considered in hearing Stream 10A	
277.55	Ministry of Education	General	Insert new rule:  <u>"MUZ-RX Educational facility</u> <b>Activity status: PER"</b>	Section 3	Accept	See body of the report for the assessment of this submission point.
282.147	Woolworths New Zealand Limited	General	Amend activity status for supermarkets within Mixed Use Zones to permitted, and restricted discretionary where standards are breached.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
282.152	Woolworths New Zealand Limited	General	Amend Mixed Use Zone approach to allow it to apply district-wide, not just solely within Kaiapoi town centre as notified.	Section 3	Reject	See body of the report for the assessment of this submission point.
373.92	KiwiRail Holdings Limited	General	Insert the following new Built Form Standard into Mixed Use Zone:  <u>"MUZ-BFS</u> <u>Rail boundary setback</u> <u>All buildings shall be set back a minimum of 5m from any site boundary with the rail corridor.</u> <b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> <u>XXXX-MDXX - Rail boundary setback</u>	Section 3	Accept in part	See body of the report for the assessment of this submission point.

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
			<p><u>Rail boundary setback</u>  <u>1. The extent to which the reduced setback will compromise the safe and efficient functioning of the rail network, including rail corridor access and maintenance.</u>  <u>Notification</u>  <u>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to KiwiRail where the consent authority considers this is required, absent its written approval."</u></p>			
282.143	Woolworths New Zealand Limited	Planning Maps	Amend the planning map to apply MUZ broadly throughout the district.	Section 3	Reject	See body of the report for the assessment of this submission point.
282.15	Woolworths New Zealand Limited	MUZ-O1	Amend MUZ-O1:  " <del>Kaiapoi regeneration support</del> <u>Design and Integration</u> Development within the Mixed Use Zone <del>supports the regeneration of the area and</del> supports the role, function and continued viability and vitality of the <u>centres hierarchy</u> <del>Kaiapoi Town Centre.</del> "	Section 3	Reject	See body of the report for the assessment of this submission point.
325.309	Kāinga Ora – Homes and Communities	MUZ-O1	Retain MUZ-O1 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Reject	
FS41	David Cowley		Oppose		Reject	
FS46	Miranda Hales		Oppose		Reject	
FS91	R J Paterson Family Trust		Support in Part		Accept	
325.310	Kāinga Ora – Homes and Communities	MUZ-O2	Retain MUZ-O2 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Reject	
FS41	David Cowley		Oppose		Reject	
FS46	Miranda Hales		Oppose		Reject	
FS91	R J Paterson Family Trust		Support in Part		Accept	
52.10	Ara Poutama Aotearoa, the Department of Corrections	MUZ-P1	Amend MUZ-P1:  "Provide for a mixture of commercial, <u>community</u> , and residential activities in the Mixed Use Zone where these: ..."	Section 3	Accept	See body of the report for the assessment of this submission point.
282.16	Woolworths New Zealand Limited	MUZ-P1	Amend MUZ-P1:  "Provide for a mixture of commercial and residential activities in the Mixed Use Zone where these: 1. support <del>the Kaiapoi Town each Centre's</del> identified function, role and amenity values; 2. are of a scale, configuration or duration that do not result in strategic or cumulative effects on the efficient use and continued viability of the <del>Kaiapoi Town</del> <u>relevant</u> centre; and	Section 3	Reject	See body of the report for the assessment of this submission point.

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
			3. support the ongoing regeneration of the Kaiapoi township."			
325.311	Kāinga Ora – Homes and Communities	MUZ-P1	Amend MUZ-P1:  "Provide for a mixture of commercial and residential activities in the Mixed Use Zone where these: 1. support the Kaiapoi Town Centre's identified function, role and <u>anticipated built form amenity values</u> ; ..."	Section 3	Accept in part	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Reject	
FS41	David Cowley		Oppose		Reject	
FS46	Miranda Hales		Oppose		Reject	
FS91	R J Paterson Family Trust		Support in Part		Accept	
325.312	Kāinga Ora – Homes and Communities	MUZ-P2	Delete MUZ-P2.	Section 3	Reject	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Accept	
FS41	David Cowley		Oppose		Accept	
FS46	Miranda Hales		Oppose		Accept	
FS91	R J Paterson Family Trust		Support in Part		Reject	
221.14	House Movers Section of New Zealand Heavy Haulage Association	MUZ-R1	Amend MUZ-R1:  "1. The activity complies with all built form standards (as applicable) 2. A building is moved: a. It shall be fixed to permanent foundations within 2 months (unless being stored as a temporary activity); and b. Reinstatement works to the exterior of the building shall be completed within 12 months, including connection to services, and closing in of the foundations. c. A building pre-inspection report to accompany the application for a building consent for the destination site which identifies all reinstatement works that are to be completed to the exterior of the building and a certification by the property owner that the reinstatement works shall be completed within the specified [12] month period."	Section 3	Reject	See body of the report for the assessment of this submission point.
282.130	Woolworths New Zealand Limited	MUZ-R1	Ensure supermarkets are provided as a permitted activity within the Mixed Use Zone.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.313	Kāinga Ora – Homes and Communities	MUZ-R1	Amend MUZ-R1:  "Where: 1. the activity complies with: a. all built form standards (as applicable); and b. any building or addition is less than 450m <sup>2</sup> -GFA."	Section 3	Reject	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Accept	



Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
FS41	David Cowley		Oppose		Accept	
FS46	Miranda Hales		Oppose		Accept	
FS91	R J Paterson Family Trust		Support in Part		Reject	
282.67	Woolworths New Zealand Limited	MUZ-R2	Retain MUZ-R2 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
282.131	Woolworths New Zealand Limited	MUZ-R2	Ensure supermarkets are permitted activities within Mixed Use Zone.	Section 3	Accept	See body of the report for the assessment of this submission point.
303.67	Fire and Emergency New Zealand	MUZ-R3	Retain MUZ-R3 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
282.74	Woolworths New Zealand Limited	MUZ-R12	Clarify that MUZ-R12 does not apply to supermarkets.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.314	Kāinga Ora – Homes and Communities	MUZ-R13	Amend MUZ-R13:  "Where:  1. the activity shall comprise a maximum of 75% of the GFA of all buildings on the site."	Section 3	Reject	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Accept	
FS41	David Cowley		Oppose		Accept	
FS46	Miranda Hales		Oppose		Accept	
FS91	R J Paterson Family Trust		Support in Part		Reject	
325.315	Kāinga Ora – Homes and Communities	MUZ-R14	Amend MUZ-R14:  "Where:  1. the activity shall comprise a maximum of 75% of the GFA of all buildings on the site."	Section 3	Reject	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Accept	
FS41	David Cowley		Oppose		Accept	
FS46	Miranda Hales		Oppose		Accept	
FS91	R J Paterson Family Trust		Support in Part		Reject	
325.316	Kāinga Ora – Homes and Communities	MUZ-R15	Retain MUZ-R15 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Accept	
FS41	David Cowley		Oppose		Accept	
FS46	Miranda Hales		Oppose		Accept	
FS91	R J Paterson Family Trust		Support in Part		Reject	
325.317	Kāinga Ora – Homes and Communities	MUZ-R16	Retain MUZ-R16 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Accept	
FS41	David Cowley		Oppose		Accept	

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
FS46	Miranda Hales		Oppose		Accept	
FS91	R J Paterson Family Trust		Support in Part		Reject	
325.318	Kāinga Ora – Homes and Communities	MUZ-R23	Delete MUZ-R23.	Section 3	Reject	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Accept	
FS41	David Cowley		Oppose		Accept	
FS46	Miranda Hales		Oppose		Accept	
FS91	R J Paterson Family Trust		Support in Part		Reject	
325.319	Kāinga Ora – Homes and Communities	MUZ-BFS1	Amend MUZ-BFS1:  "1. The maximum height of any building, calculated as per the height calculation, shall be <del>21m</del> <sup>15m</sup> above ground level.  Activity status when compliance not achieved: <del>DIS</del> <sup>RD</sup>  <u>Matters of discretion are restricted to:</u>  <u>CMUZ-MD4 - Height in relation to boundary</u>  <u>Notification</u>  <u>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified."</u>	Section 3	Accept in part	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Reject	
FS41	David Cowley		Oppose		Reject	
FS46	Miranda Hales		Oppose		reject	
FS91	R J Paterson Family Trust		Support in Part		Accept	
282.57	Woolworths New Zealand Limited	MUZ-BFS1	Retain MUZ-BFS1 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
282.58	Woolworths New Zealand Limited	MUZ-BFS2	Retain MUZ-BFS2 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.320	Kāinga Ora – Homes and Communities	MUZ-BFS2	Amend MUZ-BFS2:  "1. Where an internal boundary adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones, the height in relation to boundary for the adjoining zone shall apply, <del>and where specified, structures shall not project beyond a building envelope defined by recession planes measuring 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3."</del>	Section 3	Reject	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Accept	
FS41	David Cowley		Oppose		Accept	

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
FS46	Miranda Hales		Oppose		Accept	
FS91	R J Paterson Family Trust		Support in Part		Reject	
325.321	Kāinga Ora – Homes and Communities	MUZ-BFS3	Amend: "MUZ-BFS3 Internal <del>b</del> Boundary setback ..."	Section 3	Reject	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Accept	
FS41	David Cowley		Oppose		Accept	
FS46	Miranda Hales		Oppose		Accept	
FS91	R J Paterson Family Trust		Support in Part		Reject	
282.59	Woolworths New Zealand Limited	MUZ-BFS3	Retain MUZ-BFS3 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
282.60	Woolworths New Zealand Limited	MUZ-BFS4	Retain MUZ-BFS4 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
282.61	Woolworths New Zealand Limited	MUZ-BFS5	Retain MUZ-BFS5 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
282.62	Woolworths New Zealand Limited	MUZ-BFS6	Retain MUZ-BFS6 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
282.63	Woolworths New Zealand Limited	MUZ-BFS7	Retain MUZ-BFS7 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
282.64	Woolworths New Zealand Limited	MUZ-BFS8	Retain MUZ-BFS8 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.322	Kāinga Ora – Homes and Communities	MUZ-BFS8	Amend MUZ-BFS8: "1. The minimum net floor area (excluding garages, balconies, and any communal lobbies stairwells and plant rooms) per residential unit shall be: ... b. one <del>or more</del> bedrooms 45m <sup>2</sup> ; c. <del>two bedrooms</del> 60m <sup>2</sup> ; d. <del>three or more bedrooms</del> 90m <sup>2</sup> . ..."	Section 3	Reject	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Accept	
FS41	David Cowley		Oppose		Accept	
FS46	Miranda Hales		Oppose		Accept	
FS91	R J Paterson Family Trust		Support in Part		Reject	
282.65	Woolworths New Zealand Limited	MUZ-BFS9	Retain MUZ-BFS9 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
282.66	Woolworths New Zealand Limited	MUZ-BFS10	Retain MUZ-BFS10 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.

Table B 8: Recommended responses to submissions and further submissions Large Format Zone

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
<b>General</b>						
275.85	Waka Kotahi NZ Transport Agency	General	Retain Kaiapoi Large Format Retail Development Area as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
147.27	Kaiapoi-Tuahiwi Community Board	General	Not specified. [Generally support changes made in regards to business.]	Section 3	Accept in part	See body of the report for the assessment of this submission point.
148.15	Rangiora-Ashley Community Board	General	Not specified. [Support the new zone definitions and proposed rezoning of small commercial areas within residential zones to Neighbourhood Centre Zones. Support definitions of industrial zones including large retail in Southbrook and the mixed-use zone in Kaiapoi.]	Section 3	Accept in part	See body of the report for the assessment of this submission point.
160.19	Rolleston Industrial Developments Limited	General	Retain Large Format Retail Zone provisions as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
FS36	J W & CE Docherty		Oppose		Reject	
FS38	I.W and L.M. Bisman		Oppose		Reject	
FS41	David Cowley		Support		Accept	
FS48	Waimakariri District Council		Oppose		Reject	
FS51	Philip & Michelle Driver		Oppose		Reject	
FS56	Elizabeth Liddell		Oppose		Reject	
FS59	Mervyn Emms		Oppose		Reject	
FS60	Martin Hewitt		Oppose		Reject	
FS61	Catherine Mullins		Oppose		Reject	
FS62	Oxford Ohoka Community Board		Oppose		Reject	
FS65	James Armstrong		Oppose		Reject	
FS69	Sarah Maria Brantley		Oppose		Reject	
FS70	Beverley Gail Brantley		Oppose		Reject	
FS71	Albert George Brantley		Oppose		Reject	
FS72	Steven Holland		Oppose		Reject	
FS73	Michelle Holland		Oppose		Reject	
FS74	Val & Ray Robb		Oppose		Reject	
FS75	Edward & Justine Hamilton		Oppose		Reject	
FS84	Ohoka Residents Association		Oppose		Reject	
FS98	Mary Koh		Oppose		Reject	
FS108	J W & CE Docherty		Oppose		Reject	
FS112	Gordon C Alexander		Oppose		Reject	
FS119	Andrea Marsden		Oppose		Reject	
FS120	Christopher Marsden		Oppose		Reject	
FS128	Rob Hall		Oppose		Reject	
FS130	David & Elaine Brady		Oppose		Reject	

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
FS132	Jan Hadfield		Oppose		Reject	
FS136	Emma Wood		Oppose		Reject	
FS137	Ohoka Residents Association		Oppose		Reject	
254.122	Christchurch International Airport Limited	General	Insert new rule:  " <u>CMUZ-R[xx] Noise sensitive activities within 50 dBA L<sub>dn</sub> Air Noise Contour</u> <b>Activity status: NC</b> <u>Where:</u> <u>1. any noise sensitive activity within the 50 dBA L<sub>dn</sub> Air Noise Contour.</u> <b>Activity status when compliance not achieved: N/A"</b>		To be considered in hearing Stream 10A	
FS88	Kāinga Ora – Homes and Communities		Oppose		To be considered in hearing Stream 10A	
267.11	Foodstuffs South Island Limited and Foodstuffs (South Island) Properties Limited	General	Support identification of PAK'nSAVE Rangiora within the Large Format Retail Zone.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
277.54	Ministry of Education	General	Insert new rule:  " <u>LFRZ-RX Educational facility</u> <b>Activity Status: RDIS</b> <u>Matters of discretion are restricted to:</u>  <u>1. The scale, intensity and/or character of the buildings and associated activity.</u> <u>2. Hours of operation.</u> <u>3. The placement of buildings on the site</u> <u>4. Access.</u> <u>5. The extent of impervious surfaces and landscaping.</u> <u>6. The effects on matters of reverse sensitivity."</u>	Section 3	Reject	See body of the report for the assessment of this submission point.
282.99	Woolworths New Zealand Limited	General	Amend to recognise the role the Large Format Retail Zone (LFRZ) plays in supporting centre zones to deliver a broad, robust, and appropriately diverse economic strategy that provides areas for main street retail and large format retail. Amend to provide more LFRZ throughout the District, particularly surrounding Key Activity Centres.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
282.115	Woolworths New Zealand Limited	General	Not specified. [Consider there is a lack of clarity regarding relationship between the Large Format Retail Zone (LFRZ) and Town Centre Zone.  Oppose suggestion that the LFRZ provides for activities "that are difficult to accommodate within commercial centres due to their scale or functional requirements" as this is contradictory to	Section 3	Accept in part	See body of the report for the assessment of this submission point.

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
			CMUZ-P5, and unnecessarily limiting in respect of how the LFRZ can contribute to urban design outcomes and the District's centre hierarchy approach.]			
284.457	Clampett Investments Ltd	LFRZ-O1	Retain LFRZ-O1 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
303.65	Fire and Emergency New Zealand	LFRZ-O1	Retain LFRZ-O1 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
347.67	Ravenswood Developments Limited (RDL)	LFRZ-O1	Retain LFRZ-O1 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
267.12	Foodstuffs South Island Limited and Foodstuffs (South Island) Properties Limited	LFRZ-P1	Support LFRZ-P1.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
284.458	Clampett Investments Ltd	LFRZ-P1	Retain LFRZ-P1 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
284.494	Clampett Investments Ltd	LFRZ-P1	Amend LFRZ-P1:  "Provide for commercial activities within <u>the Large Format Retail Zone at Smith Street, Kaiapoi</u> , that are difficult to accommodate within commercial centres due to their scale or functional requirements, while; 1. avoiding small scale retailing, offices, <del>and</del> community facilities, <del>new supermarkets and department stores</del> to ensure activities in the zone do not compromise the role and function of Town Centres and the efficient use and investment in Town and Local Centre public amenities and facilities; 2. <u>requiring any and all retail has a minimum GFA of 450m<sup>2</sup></u> ..."	Section 3	Accept in part	See body of the report for the assessment of this submission point.
347.68	Ravenswood Developments Limited (RDL)	LFRZ-P1	Retain LFRZ-P1 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
221.13	House Movers Section of New Zealand Heavy Haulage Association	LFRZ-R1	Amend LFRZ-R1:  "1. The activity complies with all built form standards (as applicable). 2. A building is moved: a. It shall be fixed to permanent foundations within 2 months (unless being stored as a temporary activity); and b. Reinstatement works to the exterior of the building shall be completed within 12 months, including connection to services, and closing in of the foundations. c. A building pre-inspection report to accompany the application for a building consent for the destination site which identifies all reinstatement works that are to be completed to the exterior of the building and a certification by the property owner that the	Section 3	Reject	See body of the report for the assessment of this submission point.

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
			<u>reinstatement works shall be completed within the specified [12] month period."</u>			
267.13	Foodstuffs South Island Limited and Foodstuffs (South Island) Properties Limited	LFRZ-R1	Delete Gross Floor Area threshold for existing supermarkets.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
282.75	Woolworths New Zealand Limited	LFRZ-R1	Delete LFRZ-R1.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
284.459	Clampett Investments Ltd	LFRZ-R1	Retain LFRZ-R1 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
347.69	Ravenswood Developments Limited (RDL)	LFRZ-R1	Not specified. [Notes LFRZ-R1 effectively means most activities within the Large Format Retail Zone will require resource consent either for the land use (retail less than 450m <sup>2</sup> ) or building (over 450m <sup>2</sup> ) and queries whether this is the intention.]	Section 3	Accept in part	See body of the report for the assessment of this submission point.
267.14	Foodstuffs South Island Limited and Foodstuffs (South Island) Properties Limited	LFRZ-R2	Reference to LFRZ-19 within LFRZ-R2 is incorrect; amend to LFRZ-18.	Section 3	Accept	See body of the report for the assessment of this submission point.
282.68	Woolworths New Zealand Limited	LFRZ-R2	Retain LFRZ-R2 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
284.460	Clampett Investments Ltd	LFRZ-R2	Retain LFRZ-R2 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
284.495	Clampett Investments Ltd	LFRZ-R2	Amend LFRZ-R2:  <del>"This rule does not apply to department store provided for under LFRZ R16; or any supermarket provided for under LFRZ R19.</del>  1. requiring any and all retail has a minimum GFA of 450m <sup>2</sup> ."	Section 3	Accept in part	See body of the report for the assessment of this submission point.
347.70	Ravenswood Developments Limited (RDL)	LFRZ-R2	Retain LFRZ-R2 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
284.461	Clampett Investments Ltd	LFRZ-R3	Retain LFRZ-R3 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.496	Clampett Investments Ltd	LFRZ-R3	Retain LFRZ-R3 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
347.71	Ravenswood Developments Limited (RDL)	LFRZ-R3	Retain LFRZ-R3 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.462	Clampett Investments Ltd	LFRZ-R4	Retain LFRZ-R4 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.497	Clampett Investments Ltd	LFRZ-R4	Retain LFRZ-R4 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
347.72	Ravenswood Developments Limited (RDL)	LFRZ-R4	Retain LFRZ-R4 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
284.498	Clampett Investments Ltd	LFRZ-R5	Retain LFRZ-R5 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.463	Clampett Investments Ltd	LFRZ-R5	Retain LFRZ-R5 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.464	Clampett Investments Ltd	LFRZ-R6	Retain LFRZ-R6 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.499	Clampett Investments Ltd	LFRZ-R6	Retain LFRZ-R6 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.465	Clampett Investments Ltd	LFRZ-R7	Retain LFRZ-R7 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.500	Clampett Investments Ltd	LFRZ-R7	Retain LFRZ-R7 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
303.66	Fire and Emergency New Zealand	LFRZ-R7	Retain LFRZ-R7 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.466	Clampett Investments Ltd	LFRZ-R8	Retain LFRZ-R8 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.501	Clampett Investments Ltd	LFRZ-R8	Retain LFRZ-R8 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.467	Clampett Investments Ltd	LFRZ-R9	Retain LFRZ-R9 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
284.502	Clampett Investments Ltd	LFRZ-R9	Amend LFRZ-R9: "... 1. the activity shall occupy a maximum of 150m <sup>2</sup> GFA; 2. the activity shall not be located within 50m of another food and beverage outlet."	Section 3	Accept in part	See body of the report for the assessment of this submission point.
347.73	Ravenswood Developments Limited (RDL)	LFRZ-R9	Retain LFRZ-R9 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
284.468	Clampett Investments Ltd	LFRZ-R10	Retain LFRZ-R10 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.469	Clampett Investments Ltd	LFRZ-R11	Retain LFRZ-R11 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.470	Clampett Investments Ltd	LFRZ-R12	Retain LFRZ-R12 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.471	Clampett Investments Ltd	LFRZ-R13	Retain LFRZ-R13 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
267.15	Foodstuffs South Island Limited and Foodstuffs (South Island) Properties Limited	LFRZ-R14	Oppose LFRZ-R14 and seek that the expansion of any existing supermarket in the Large Format Retail Zone is a permitted activity. If LFRZ-R1 is to remain, include matters of discretion pertaining to "scale and characteristics of the existing development" and "functional and operational requirements of the activity", or wording to similar effect.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
284.472	Clampett Investments Ltd	LFRZ-R14	Retain LFRZ-R14 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
284.473	Clampett Investments Ltd	LFRZ-R15	Retain LFRZ-R15 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.



Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
284.474	Clampett Investments Ltd	LFRZ-R16	Retain LFRZ-R16 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.475	Clampett Investments Ltd	LFRZ-R17	Retain LFRZ-R17 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
282.76	Woolworths New Zealand Limited	LFRZ-R18	Delete LFRZ-R18 and replace with a new rule providing for supermarkets as a restricted discretionary activity.	Section 3	Accept	See body of the report for the assessment of this submission point.
282.129	Woolworths New Zealand Limited	LFRZ-R18	Amend activity status for supermarkets within Large Format Retail Zone to permitted.	Section 3	Reject	See body of the report for the assessment of this submission point.
284.476	Clampett Investments Ltd	LFRZ-R18	Retain LFRZ-R18 as notified.	Section 3	Reject	See body of the report for the assessment of this submission point.
284.477	Clampett Investments Ltd	LFRZ-R19	Retain LFRZ-R19 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.478	Clampett Investments Ltd	LFRZ-R20	Retain LFRZ-R20 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.479	Clampett Investments Ltd	LFRZ-R21	Retain LFRZ-R21 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.480	Clampett Investments Ltd	LFRZ-R22	Retain LFRZ-R22 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.481	Clampett Investments Ltd	LFRZ-R23	Retain LFRZ-R23 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.482	Clampett Investments Ltd	LFRZ-R24	Retain LFRZ-R24 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
347.74	Ravenswood Developments Limited (RDL)	LFRZ-R24	Retain LFRZ-R24 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.483	Clampett Investments Ltd	LFRZ-R25	Retain LFRZ-R25 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
347.75	Ravenswood Developments Limited (RDL)	LFRZ-R25	Retain LFRZ-R25 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.484	Clampett Investments Ltd	LFRZ-R26	Retain LFRZ-R26 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.485	Clampett Investments Ltd	LFRZ-BFS1	Retain LFRZ-BFS1 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.503	Clampett Investments Ltd	LFRZ-BFS1	Retain LFRZ-BFS1 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.486	Clampett Investments Ltd	LFRZ-BFS2	Retain LFRZ-BFS2 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.504	Clampett Investments Ltd	LFRZ-BFS2	Retain LFRZ-BFS2 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.487	Clampett Investments Ltd	LFRZ-BFS3	Retain LFRZ-BFS3 as notified.	Section 3	Reject	See body of the report for the assessment of this submission point.
284.505	Clampett Investments Ltd	LFRZ-BFS3	Amend LFRZ-BFS3: "..." 2. In the Large Format Retail Zone at Smith Street, Kaiapoi, <u>1.8m</u>	Section 3	Reject	See body of the report for the assessment of this submission point.

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
			<u>high screened</u> outdoor storage area shall <del>not</del> be located within the 10m building setback."			
284.488	Clampett Investments Ltd	LFRZ-BFS4	Retain LFRZ-BFS4 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.506	Clampett Investments Ltd	LFRZ-BFS4	Retain LFRZ-BFS4 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
267.16	Foodstuffs South Island Limited and Foodstuffs (South Island) Properties Limited	LFRZ-BFS5	Oppose LFRZ-BFS5.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
284.489	Clampett Investments Ltd	LFRZ-BFS5	Retain LFRZ-BFS5 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.507	Clampett Investments Ltd	LFRZ-BFS5	Retain LFRZ-BFS5 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.490	Clampett Investments Ltd	LFRZ-BFS6	Retain LFRZ-BFS6 as notified.	Section 3	Reject	See body of the report for the assessment of this submission point.
284.508	Clampett Investments Ltd	LFRZ-BFS6	Amend LFRZ-BFS6: "... 2. In the Large Format Retail Zone at Smith Street, Kaiapoi, <del>any</del> <u>1.8m high screened</u> outdoor storage area shall <del>not</del> be located within the building setback."	Section 3	Reject	See body of the report for the assessment of this submission point.
284.491	Clampett Investments Ltd	LFRZ-BFS7	Retain LFRZ-BFS7 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
373.86	KiwiRail Holdings Limited	LFRZ-BFS7	Amend LFRZ-BFS7:  "1. All buildings shall be set back a minimum of <del>4m</del> <u>5m</u> from any site boundary with the rail corridor."	Section 3	Reject	See body of the report for the assessment of this submission point.
267.17	Foodstuffs South Island Limited and Foodstuffs (South Island) Properties Limited	LFRZ-BFS8	Amend LFRZ-BFS8 to provide for waste management areas of a minimum area of 5m <sup>2</sup> .	Section 3	Accept	See body of the report for the assessment of this submission point.
284.492	Clampett Investments Ltd	LFRZ-BFS8	Retain LFRZ-BFS8 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
284.509	Clampett Investments Ltd	LFRZ-BFS8	Retain LFRZ-BFS8 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
284.493	Clampett Investments Ltd	LFRZ-BFS9	Retain LFRZ-BFS9 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
412.30	Templeton Group	DEV-KLFR-R1	Amend the wording of the advisory note to state which provisions are being replaced by other provisions.	Section 3	Reject	See body of the report for the assessment of this submission point.

Table B 9: Recommended responses to submissions and further submissions Matters of Discretion for all Commercial and Mixed Use Zones

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
<b>General</b>						
147.30	Kaiapoi-Tuahiwi Community Board	General	Not specified. [Generally support changes made in regards to business.]	Section 3	Accept in part	See body of the report for the assessment of this submission point.
254.135	Christchurch International Airport Limited	General	Insert new matter of discretion:  "MD[xx] – Bird strike risk <u>The extent to which the proposed activity will be designed, operated and managed to avoid attracting bird species which constitute a hazard to aircraft.</u> "		To be considered in hearing Stream 10A	
FS88	Kāinga Ora – Homes and Communities		Oppose		To be considered in hearing Stream 10A	
282.77	Woolworths New Zealand Limited	General	Insert new Matter of Discretion for supermarket activities in all Commercial and Mixed Use Zones:  <u>"The extent to which the external appearance, scale and design of buildings (including material and colour), equipment and structures:</u> <u>a) provide for visual interest through a variety of styles and forms in terms of footprint, design and height</u> <u>b) maintain streetscape amenity and continuity of built form</u> <u>c) parking, loading and access is designed so as not to compromise pedestrian amenity and safety adjacent the site</u> <u>d) integrate with adjacent activities and development in terms of the provision of entrances, publicly accessible spaces, parking, loading areas, access to public transport and pedestrian linkages</u>  <u>For the purposes of assessing the above criteria, regard shall be had to the following operational and functional requirements:</u> <u>a) store visibility that is easily identifiable when viewed from the street and surrounding area</u> <u>b) where provided, customer car parking is clearly visible and accessible to motorists approaching the store from the local roading network and to customers on site</u> <u>c) where large format buildings are required, there is provision for some solid facades to facilitate internal shelving and fresh produce display</u> <u>d) adequate and accessible servicing areas that are preferably separated from customer vehicle traffic and pedestrian movements."</u>  OR  Amend CMUZ-MD3 Urban design and CMUZ-MD7 Road boundary setback, glazing and veranda to include specific reference to balancing operational and functional requirements	Section 3	Accept in part	See body of the report for the assessment of this submission point.

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
			of supermarkets with the other matters of discretion, relying on the wording above.			
373.96	KiwiRail Holdings Limited	General	Insert new CMUZ matter of discretion:  " <u>XXXX-MDXX - Rail boundary setback</u> <u>Rail boundary setback</u> <u>1. The extent to which the reduced setback will compromise the safe and efficient functioning of the rail network, including rail corridor access and maintenance.</u> "	Section 3	Reject	See body of the report for the assessment of this submission point.
284.367	Woolworths New Zealand Limited	CMUZ-MD1	Retain CMUZ-MD1 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.608	Rolleston Industrial Developments Limited	CMUZ-MD1	Retain CMUZ-MD1 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
347.84	Ravenswood Developments Limited (RDL)	CMUZ-MD1	Delete references to trade suppliers in CMUZ-MD1.	Section 3	Reject	See body of the report for the assessment of this submission point.
284.368	Woolworths New Zealand Limited	CMUZ-MD2	Retain CMUZ-MD2 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.609	Rolleston Industrial Developments Limited	CMUZ-MD2	Retain CMUZ-MD2 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.369	Woolworths New Zealand Limited	CMUZ-MD3	Retain CMUZ-MD3 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.336	Kāinga Ora – Homes and Communities	CMUZ-MD3	Retain CMUZ-MD3 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Reject	
FS41	David Cowley		Oppose		Reject	
FS46	Miranda Hales		Oppose		Reject	
FS91	R J Paterson Family Trust		Support in Part		Accept	
326.610	Rolleston Industrial Developments Limited	CMUZ-MD3	Retain CMUZ-MD3 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
347.85	Ravenswood Developments Limited (RDL)	CMUZ-MD3	Support to the extent that the draft Outline Development Plan for Ravenswood town centre (see point 94 in original submission and Appendix 1 and Appendix 1a) is adopted to support the implementation of these provisions.		To be considered as part of the re-zoning hearing stream 12	
284.370	Woolworths New Zealand Limited	CMUZ-MD4	Retain CMUZ-MD4 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.337	Kāinga Ora – Homes and Communities	CMUZ-MD4	Retain CMUZ-MD4 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Reject	

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
FS41	David Cowley		Oppose		Reject	
FS46	Miranda Hales		Oppose		Reject	
FS91	R J Paterson Family Trust		Support in Part		Accept	
326.611	Rolleston Industrial Developments Limited	CMUZ-MD4	Retain CMUZ-MD4 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.371	Woolworths New Zealand Limited	CMUZ-MD5	Retain CMUZ-MD5 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.338	Kāinga Ora – Homes and Communities	CMUZ-MD5	Retain CMUZ-MD5 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Reject	
FS41	David Cowley		Oppose		Reject	
FS46	Miranda Hales		Oppose		Reject	
FS91	R J Paterson Family Trust		Support in Part		Accept	
326.612	Rolleston Industrial Developments Limited	CMUZ-MD5	Retain CMUZ-MD5 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.372	Woolworths New Zealand Limited	CMUZ-MD6	Retain CMUZ-MD6 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.339	Kāinga Ora – Homes and Communities	CMUZ-MD6	Retain CMUZ-MD6 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Reject	
FS41	David Cowley		Oppose		Reject	
FS46	Miranda Hales		Oppose		Reject	
FS91	R J Paterson Family Trust		Support in Part		Accept	
326.613	Rolleston Industrial Developments Limited	CMUZ-MD6	Retain CMUZ-MD6 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.373	Woolworths New Zealand Limited	CMUZ-MD7	Retain CMUZ-MD7 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.340	Kāinga Ora – Homes and Communities	CMUZ-MD7	Retain CMUZ-MD7 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Reject	
FS41	David Cowley		Oppose		Reject	
FS46	Miranda Hales		Oppose		Reject	
FS91	R J Paterson Family Trust		Support in Part		Accept	
326.614	Rolleston Industrial Developments Limited	CMUZ-MD7	Retain CMUZ-MD7 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
FS137	Ohoka Residents Association		Oppose		Reject	
284.374	Woolworths New Zealand Limited	CMUZ-MD8	Retain CMUZ-MD8 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.341	Kāinga Ora – Homes and Communities	CMUZ-MD8	Retain CMUZ-MD8 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Reject	
FS41	David Cowley		Oppose		Reject	
FS46	Miranda Hales		Oppose		Reject	
FS91	R J Paterson Family Trust		Support in Part		Accept	
326.615	Rolleston Industrial Developments Limited	CMUZ-MD8	Retain CMUZ-MD8 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.375	Woolworths New Zealand Limited	CMUZ-MD9	Retain CMUZ-MD9 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.342	Kāinga Ora – Homes and Communities	CMUZ-MD9	Retain CMUZ-MD9 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Reject	
FS41	David Cowley		Oppose		Reject	
FS46	Miranda Hales		Oppose		Reject	
FS91	R J Paterson Family Trust		Support in Part		Accept	
326.616	Rolleston Industrial Developments Limited	CMUZ-MD9	Retain CMUZ-MD9 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.376	Woolworths New Zealand Limited	CMUZ-MD10	Retain CMUZ-MD10 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.343	Kāinga Ora – Homes and Communities	CMUZ-MD10	Retain CMUZ-MD10 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Reject	
FS41	David Cowley		Oppose		Reject	
FS46	Miranda Hales		Oppose		Reject	
FS91	R J Paterson Family Trust		Support in Part		Accept	
326.617	Rolleston Industrial Developments Limited	CMUZ-MD10	Retain CMUZ-MD10 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.377	Woolworths New Zealand Limited	CMUZ-MD11	Retain CMUZ-MD11 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
325.344	Kāinga Ora – Homes and Communities	CMUZ-MD11	Amend CMUZ-MD11: "...	Section 3	Accept	See body of the report for the assessment of this submission point.

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
			2. In relation to minimum unit size, the extent to which: ... d. the units are to be a part of a development delivered by the Crown of the Council as a social housing provider and have been specifically designed to meet atypical housing needs; and ..."			
FS37	Richard & Geoff Spark		Oppose in Part		Reject	
FS41	David Cowley		Oppose		Reject	
FS46	Miranda Hales		Oppose		Reject	
FS91	R J Paterson Family Trust		Support in Part		Accept	
326.618	Rolleston Industrial Developments Limited	CMUZ-MD11	Retain CMUZ-MD11 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
412.28	Templeton Group	CMUZ-MD11	Insert new matter of discretion to CMUZ-MD11:  <u>"In relation to Pegasus Local Centre Zone, the extent to which:</u>  <u>a. the ground floor includes some commercial activities that support vibrancy and visual interest;"</u>	Section 3	Reject	See body of the report for the assessment of this submission point.
412.29	Templeton Group	CMUZ-MD11	Add matters of discretion to CMUZ-MD11:  <u>"In relation to Pegasus Local Centre Zone, the extent to which:</u>  <u>a. the majority of the ground floor includes commercial activities that support vibrancy and visual interest;"</u>	Section 3	Reject	See body of the report for the assessment of this submission point.
284.378	Woolworths New Zealand Limited	CMUZ-MD12	Retain CMUZ-MD12 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.619	Rolleston Industrial Developments Limited	CMUZ-MD12	Retain CMUZ-MD12 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.379	Woolworths New Zealand Limited	CMUZ-MD13	Retain CMUZ-MD13 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.345	Kāinga Ora – Homes and Communities	CMUZ-MD13	Amend CMUZ-MD13:  <u>"1. The extent to which the reduced setback will compromise the safe and efficient functioning of the rail network, including rail corridor access and maintenance. The location, size and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, or over the rail corridor."</u>	Section 3	Reject	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Accept	
FS41	David Cowley		Oppose		Accept	
FS46	Miranda Hales		Oppose		Accept	

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
FS91	R J Paterson Family Trust		Support in Part		Reject	
FS99	KiwiRail Holdings Limited	CMUZ-MD13	Oppose		Accept	
326.620	Rolleston Industrial Developments Limited	CMUZ-MD13	Retain CMUZ-MD13 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.380	Woolworths New Zealand Limited	CMUZ-MD14	Retain CMUZ-MD14 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.621	Rolleston Industrial Developments Limited	CMUZ-MD14	Retain CMUZ-MD14 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.381	Woolworths New Zealand Limited	CMUZ-MD15	Retain CMUZ-MD15 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.622	Rolleston Industrial Developments Limited	CMUZ-MD15	Retain CMUZ-MD15 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.382	Woolworths New Zealand Limited	CMUZ-MD16	Retain CMUZ-MD16 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.623	Rolleston Industrial Developments Limited	CMUZ-MD16	Retain CMUZ-MD16 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.383	Woolworths New Zealand Limited	CMUZ-MD17	Retain CMUZ-MD17 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.624	Rolleston Industrial Developments Limited	CMUZ-MD17	Retain CMUZ-MD17 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.384	Woolworths New Zealand Limited	CMUZ-MD18	Retain CMUZ-MD18 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.348	Kāinga Ora – Homes and Communities	CMUZ-MD18	Retain CMUZ-MD18 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS37	Richard & Geoff Spark		Oppose in Part		Reject	
FS41	David Cowley		Oppose		Reject	
FS46	Miranda Hales		Oppose		Reject	
FS91	R J Paterson Family Trust		Support in Part		Accept	
326.625	Rolleston Industrial Developments Limited	CMUZ-MD18	Retain CMUZ-MD18 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	