

Appendix. B Recommended Responses to Submissions and Further Submissions

The recommended responses to the submissions made on this topic are presented in Table B 1 to B 9 below.

Table B 1: Recommended responses to submissions and further submissions Commercial and Mixed Use Zones – General

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
General						
267.21	Foodstuffs South Island Limited and Foodstuffs (South Island) Properties Limited	General	Amend provisions to support supermarkets (and their associated functional and operational aspects) in appropriate zones and Amend provisions to reflect the issues raised in this submission.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
284.1	Clampett Investments Limited	General	Amend all controlled and restricted discretionary activity rules: <u>"Applications shall not be limited or publicly notified, on the basis of effects associated specifically with this rule and the associated matters of control or discretion."</u>	Section 3	Reject	See body of the report for the assessment of this submission point.
326.1	Rolleston Industrial Developments Limited	General	Amend the Proposed District Plan to delete the use of absolutes such as 'avoid', 'maximise' and 'minimise'.	Section 3	Reject	See body of the report for the assessment of this submission point.
FS78	Royal Forest and Bird protection Society of New Zealand Inc		Oppose		Accept	
FS84	Ohoka Residents Association		Oppose		Accept	
FS119	Andrea Marsden		Oppose		Accept	
FS120	Christopher Marsden		Oppose		Accept	
FS137	Ohoka Residents Association		Oppose		Accept	
326.2	Rolleston Industrial Developments Limited	General	Amend so that all controlled and restricted discretionary activity rules include the following wording, or words to like effect: <u>"Applications shall not be limited or publicly notified, on the basis of effects associated specifically with this rule and the associated matters of control or discretion."</u>	Section 3	Reject	See body of the report for the assessment of this submission point.
FS78	Royal Forest and Bird protection Society of New Zealand Inc		Oppose		Accept	
FS119	Andrea Marsden		Oppose		Accept	
FS120	Christopher Marsden		Oppose		Accept	
FS137	Ohoka Residents Association		Oppose		Accept	
326.3	Rolleston Industrial Developments Limited	General	Amend controlled and restricted discretionary activity rules to provide direction regarding non-notification.	Section 3	Reject	See body of the report for the assessment of this submission point.
FS78	Royal Forest and Bird protection Society of New Zealand Inc		Oppose		Accept	

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		Accept	

Table B 2: Recommended responses to submissions and further submissions Definitions

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
Definitions						
284.12	Clampett Investments Ltd	Definition of large format retail	Retain 'large format retail' definition as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.14	Clampett Investments Ltd	Definition of net floor area	Retain 'net floor area' definition as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.23	Clampett Investments Ltd	Definition of retail activity	Retain 'retail activity' definition as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.29	Clampett Investments Ltd	Definition of supermarket	Retain 'supermarket' definition as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.31	Clampett Investments Ltd	Definition of trade supplier	Retain 'trade supplier' definition as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.5	Clampett Investments Ltd	Definition of drive through	Retain 'drive through' definition as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.7	Clampett Investments Ltd	Definition of food and beverage outlet	Retain 'food and beverage outlet' definition as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.15	Rolleston Industrial Developments Limited	Definition of net floor area	Retain definition of 'net floor area' as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
326.24	Rolleston Industrial Developments Limited	Definition of retail activity	Retain definition of 'retail activity' as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
326.30	Rolleston Industrial Developments Limited	Definition of supermarket	Retain definition of 'supermarket' as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
326.32	Rolleston Industrial Developments Limited	Definition of trade supplier	Retain definition of 'trade supplier' as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
326.7	Rolleston Industrial Developments Limited	Definition of drive through	Retain the definition of 'drive through' 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
326.9	Rolleston Industrial Developments Limited	Definition of food and beverage	Retain definition of 'food and beverage outlet' as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
347.2	Ravenswood Developments Limited (RDL)	Definition of key activity centre	Amend definition of 'Key Activity Centre' to add "Ravenswood" after "Kaiapoi".		To be considered as part of the re-zoning hearings (Hearing Stream 12)	
347.3	Ravenswood Developments Limited (RDL)	Definition of principal shopping street	Amend 'Principal Shopping Street' definition: "...Rangiora, Oxford, Kaiapoi and Ravenswood"		To be considered as part of the re-zoning hearings (Hearing Stream 12)	
412.1	Templeton Group	Definition of hotel and visitor accommodation	Amend/clarify the definition of 'hotel' and 'visitor accommodation' so that it is clear that a hotel is included within the wider definition of 'visitor accommodation'. Replace the words 'guest' in the definition of 'hotel' with the word 'visitor'. Alternatively, specifically provide for hotels in the Town Centre Zone, Local Centre Zone and Mixed Use Zone.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
412.2	Templeton Group	Definition of hotel and visitor accommodation	Amend/clarify the definitions of 'hotel' and 'visitor accommodation' so that it is clear that a hotel is included within the wider definition of 'visitor accommodation'. Replace the words 'guest' in the definition of 'hotel' with the word 'visitor'. Alternatively, specifically provide for hotels in the Town Centre Zone, Local Centre Zone and Mixed Use Zone.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
FS100	Sports & Education Corporation		Neutral		Neutral	
FS101	DEXIN		Neutral		Neutral	

Table B 3: Recommended responses to submissions and further submissions 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
General						
147.11	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.
282.93	Woolworths New Zealand Limited	General	Seek that supermarkets are permitted activities in most Commercial and Mixed Use Zones, with recognition that a smaller permitted threshold (450m ²) for Gross Floor Area may be appropriate in the Neighbourhood Centre Zone, to reflect its form	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
			and function. Seek that any supermarket exceeding the smaller permitted threshold for Gross Floor Area for the Neighbourhood Centre Zone should be assessed as a restricted discretionary activity given the key effects would relate to character and amenity, zone outcomes, and the potential for adverse effects on centres higher up the hierarchy.			
282.96	Woolworths New Zealand Limited	General	Not specified. [While the Commercial and Mixed Use Zones provide a broad framework of interrelated commercially focused areas that contribute to the growth of the District's business activity in defined and complementary ways, the Proposed District Plan does not effectively utilise this approach to enable each of the zones to deliver on different aspects of business development.]	Section 3	Accept in part	See body of the report for the assessment of this submission point.
282.98	Woolworths New Zealand Limited	General	Amend to recognise the Large Format Retail Zone's role 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.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
282.101	Woolworths New Zealand Limited	General	Seek consideration of more aspirational zoning provisions for growth, utilising the strategic process of a plan review to comprehensively and sustainably plan for and enable growth.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
282.118	Woolworths New Zealand Limited	General	Not specified. [Opposes activity status for supermarkets in Commercial and Mixed Use Zones. While they are permitted activities within Town Centre Zones and Mixed Use Zones, resource consent would typically be required due to the 450m2 building gross floor area limit. This approach goes against the role that supermarkets play as anchor tenants, as catalysts for investment in centres of all scales, and as critical infrastructure or an essential service that is convenient and efficient to access.]	Section 3	Accept in part	See body of the report for the assessment of this submission point.
282.138	Woolworths New Zealand Limited	General	Retain restricted discretionary activity status and non-notified status for activities that breach standards within Commercial and Mixed Use Zones.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.272	Kāinga Ora – Homes and Communities	Introduction	Retain the introduction to General Objectives and Policies for all Commercial and Mixed Use Zones 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	
412.6	Templeton Group	Introduction	Retain the General Objectives and Policies for all Commercial and Mixed Use Zones Introduction 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
282.4	Woolworths New Zealand Limited	CMUZ-01	Retain CMUZ-01 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.357	Clampett Investments Ltd	CMUZ-01	Retain CMUZ-01 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.273	Kāinga Ora – Homes and Communities	CMUZ-01	Retain CMUZ-01 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	
326.598	Rolleston Industrial Developments Limited	CMUZ-01	Retain CMUZ-01 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
347.59	Ravenswood Developments Limited (RDL)	CMUZ-01	Retain CMUZ-01 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
412.7	Templeton Group	CMUZ-01	Retain CMUZ-01 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
282.5	Woolworths New Zealand Limited	CMUZ-02	Retain CMUZ-02 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.358	Clampett Investments Ltd	CMUZ-02	Retain CMUZ-02 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
303.60	Fire and Emergency New Zealand	CMUZ-02	Retain CMUZ-02 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.274	Kāinga Ora – Homes and Communities	CMUZ-02	Amend CMUZ-02: "A scale, form and design of development in all Commercial and Mixed Use Zones that: ... 4. manages adverse <u>amenity</u> effects on the surrounding adjoining residential <u>environment zones</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	
326.599	Rolleston Industrial Developments Limited	CMUZ-02	Retain CMUZ-02 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
347.60	Ravenswood Developments Limited (RDL)	CMUZ-02	Retain CMUZ-02 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
360.13	Christchurch City Council	CMUZ-O2	Not specified. [Support provisions that require commercial activities in the District to support and maintain the hierarchy of the district's commercial centres, as well as the existing commercial centre within Belfast/Northwood in the Christchurch District.]	Section 3	Accept	See body of the report for the assessment of this submission point.
412.8	Templeton Group	CMUZ-O2	Retain CMUZ-O2 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
277.51	Ministry of Education	CMUZ-P1	Retain CMUZ-P1 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
282.8	Woolworths New Zealand Limited	CMUZ-P1	Amend CMUZ-P1: "Ensure commercial growth and activities are focused within a hierarchy of commercial centres to support a compact urban form, consistent with their role and function that supports and maintains: ... 5. <u>the potential for other locations, including but not limited to the Mixed Use zone and Large Format Retail zone, to provide a complementary role in relation to the centres hierarchy, subject to assessment that confirms significant adverse effects on the centres hierarchy are avoided.</u> "	Section 3	Accept in part	See body of the report for the assessment of this submission point.
FS110	Waka Kotahi NZ Transport Agency	CMUZ-P1	Oppose			
284.359	Clampett Investments Ltd	CMUZ-P1	Retain CMUZ-P1 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
325.275	Kāinga Ora – Homes and Communities	CMUZ-P1	Retain CMUZ-P1 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	
326.600	Rolleston Industrial Developments Limited	CMUZ-P1	Retain CMUZ-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	
347.61	Ravenswood Developments Limited (RDL)	CMUZ-P1	Delete CMUZ-P1 clause (4).	Section 3	Accept	See body of the report for the assessment of this submission point.
360.14	Christchurch City Council	CMUZ-P1	Not specified. [Support provisions that require commercial activities in the District to support and maintain the hierarchy of the district's commercial centres, as well as the existing commercial centre within Belfast/Northwood in the Christchurch District.]	Section 3	Accept in part	See body of the report for the assessment of this submission point.
408.53	Bellgrove Rangiora Ltd	CMUZ-P1	Retain CMUZ-P1 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
412.9	Templeton Group	CMUZ-P1	Retain CMUZ-P1 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
282.9	Woolworths New Zealand Limited	CMUZ-P2	Amend CMUZ-P2: "Only provide for other commercial activities in other Commercial and Mixed Use Zones where <u>significant adverse effects arise on these do not adversely affect</u> the role and function of Town Centres, and the investment in public amenities and facilities in the Town and Local Centre Zones."	Section 3	Accept in part	See body of the report for the assessment of this submission point.
284.360	Clampett Investments Ltd	CMUZ-P2	Retain CMUZ-P2 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
325.276	Kāinga Ora – Homes and Communities	CMUZ-P2	Retain CMUZ-P2 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	
326.601	Rolleston Industrial Developments Limited	CMUZ-P2	Retain CMUZ-P2 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	
347.62	Ravenswood Developments Limited (RDL)	CMUZ-P2	Town centres should not be capitalised as they are not defined.	Section 3	Accept	See body of the report for the assessment of this submission point.
412.10	Templeton Group	CMUZ-P2	Retain CMUZ-P2 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
284.361	Clampett Investments Ltd	CMUZ-P3	Retain CMUZ-P3 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.277	Kāinga Ora – Homes and Communities	CMUZ-P3	Retain CMUZ-P3 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	
326.602	Rolleston Industrial Developments Limited	CMUZ-P3	Retain CMUZ-P3 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
408.54	Bellgrove Rangiora Ltd	CMUZ-P3	Retain CMUZ-P3 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
412.11	Templeton Group	CMUZ-P3	Amend CMUZ-P3 so that it does not apply to the proposed extended Local Centre Zone at Pegasus.	Section 3	Reject	See body of the report for the assessment of this submission point.
284.362	Clampett Investments Ltd	CMUZ-P4	Retain CMUZ-P4 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
325.278	Kāinga Ora – Homes and Communities	CMUZ-P4	Retain CMUZ-P4 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	
326.603	Rolleston Industrial Developments Limited	CMUZ-P4	Retain CMUZ-P4 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	
347.63	Ravenswood Developments Limited (RDL)	CMUZ-P4	Amend CMUZ-P4 (5) to: "maintains, or <u>otherwise appropriately</u> mitigates <u>adverse effects on</u> , the amenity values of adjoining Residential Zones at the interface; and"	Section 3	Accept	See body of the report for the assessment of this submission point.
412.12	Templeton Group	CMUZ-P4	Retain CMUZ-P4 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
282.10	Woolworths New Zealand Limited	CMUZ-P5	Amend CMUZ-P5: "Support the function, role and character of all Commercial and Mixed Use Zones by enabling: ... 5. <u>supermarkets to be conveniently located in relation to the catchments they serve.</u> "	Section 3	Accept in part	See body of the report for the assessment of this submission point.
284.363	Clampett Investments Ltd	CMUZ-P5	Retain CMUZ-P5 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.279	Kāinga Ora – Homes and Communities	CMUZ-P5	Retain CMUZ-P5 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	
326.604	Rolleston Industrial Developments Limited	CMUZ-P5	Retain CMUZ-P5 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
347.64	Ravenswood Developments Limited (RDL)	CMUZ-P5	Retain CMUZ-P5 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
412.13	Templeton Group	CMUZ-P5	Retain CMUZ-P5 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
282.6	Woolworths New Zealand Limited	CMUZ-P6	Retain CMUZ-P6 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
284.364	Clampett Investments Ltd	CMUZ-P6	Retain CMUZ-P6 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.280	Kāinga Ora – Homes and Communities	CMUZ-P6	Retain CMUZ-P6 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	
326.605	Rolleston Industrial Developments Limited	CMUZ-P6	Retain CMUZ-P6 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
347.65	Ravenswood Developments Limited (RDL)	CMUZ-P6	Retain CMUZ-P6 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.365	Clampett Investments Ltd	CMUZ-P7	Retain CMUZ-P7 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.282	Kāinga Ora – Homes and Communities	CMUZ-P7	Amend CMUZ-P7: "Residential activities are: 1. Encouraged to locate above ground floor in all centres <u>unless: Avoided on ground floors fronting or adjoining the street in Town Centres to maintain commercial activity at ground level</u> <u>a. the site is not required to meet long-term needs for commercial floorspace; and/or</u> <u>b. the building containing the residential activity is designed and constructed to facilitate straightforward conversion to commercial floorspace so as to not foreclose future options; and..."</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	
326.606	Rolleston Industrial Developments Limited	CMUZ-P7	Retain CMUZ-P7 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
347.66	Ravenswood Developments Limited (RDL)	CMUZ-P7	Retain CMUZ-P7 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
412.14	Templeton Group	CMUZ-P7	Amend CMUZ-P7:	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
			"Residential activities are: 1. Encouraged to locate above ground floor in all centres;..."			
284.366	Clampett Investments Ltd	CMUZ-P8	Retain CMUZ-P8 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
303.61	Fire and Emergency New Zealand	CMUZ-P8	Retain CMUZ-P8 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.281	Kāinga Ora – Homes and Communities	CMUZ-P8	Retain CMUZ-P8 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	
326.607	Rolleston Industrial Developments Limited	CMUZ-P8	Retain CMUZ-P8 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	

Table B 4: Recommended responses to submissions and further submissions Town Centre Zone

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
General						
147.29	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.
148.17	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.
155.12	Woodend-Sefton Community Board	General	Seeks process where the Council works with the developer and seeks input from the Board to provide a reasonable sized Town Centre Zone to serve the needs of the local area and SH1 as indicated in the District Development Strategy.	Section 3	To be covered in the re-zoning hearing	
FS79	Ravenswood Developments Ltd		Support in part			
160.21	Rolleston Industrial Developments Limited	General	Retain Town 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	

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
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	
FS132	Jan Hadfield		Oppose		Reject	
FS136	Emma Wood		Oppose		Reject	
FS137	Ohoka Residents Association		Oppose		Reject	
254.124	Christchurch International Airport Limited	General	<p>Insert new rule:</p> <p><u>"CMUZ-R[xx] Noise sensitive activities within 50 dBA L_{dn} Air Noise Contour</u> Activity status: NC <u>Where:</u> <u>1. any noise sensitive activity within the 50 dBA L_{dn} Air Noise Contour.</u> Activity status when compliance not achieved: N/A"</p>		To be covered in Hearing Stream 10A	
FS88	Kāinga Ora – Homes and Communities		Oppose		To be covered in Hearing Stream 10A	
267.1	Foodstuffs South Island Limited and Foodstuffs	General	Not specified.	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
	(South Island) Properties Limited		[Support the identification of New World Rangiora and New World Kaiapoi within the Town Centre Zone. These contribute to the vibrancy and economic viability of the principal centres of the District. It is appropriate they be recognised through this zoning, which is described as providing a focal point for community life, commercial activities, shopping convenience and attractive high quality development and accessibility.]			
282.144	Woolworths New Zealand Limited	General	Amend activity status for supermarkets within Town 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.
282.17	Woolworths New Zealand Limited	TCZ-O1	Amend TCZ-O1: "Town Centres: 1. are the District's principal focal point for a wide range of commercial and community activities, supported by recreation, residential and service activities; 2. provide the primary retail destination for comparison and convenience shopping in the district with the greatest mix and concentration of activities; 3. <u>predominantly</u> provide the greatest scale of built form of all zones; and 4. are accessible by a range of modes of transport including public transport."	Section 3	Reject	See body of the report for the assessment of this submission point.
284.510	Clampett Investments Ltd	TCZ-O1	Retain TCZ-O1 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.323	Kāinga Ora – Homes and Communities	TCZ-O1	Retain TCZ-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		Accept	
FS41	David Cowley		Oppose		Accept	
FS46	Miranda Hales		Oppose		Accept	
FS91	R J Paterson Family Trust		Support in Part		Reject	
326.698	Rolleston Industrial Developments Limited	TCZ-O1	Retain TCZ-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	
347.76	Ravenswood Developments Limited (RDL)	TCZ-O1	Retain TCZ-O1 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
282.7	Woolworths New Zealand Limited	TCZ-P1	Retain TCZ-P1 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.511	Clampett Investments Ltd	TCZ-P1	Retain TCZ-P1 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.324	Kāinga Ora – Homes and Communities	TCZ-P1	Retain TCZ-P1 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	
326.699	Rolleston Industrial Developments Limited	TCZ-P1	Retain TCZ-P1 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
347.77	Ravenswood Developments Limited (RDL)	TCZ-P1	Delete TCZ-P1.	Section 3	Reject	See body of the report for the assessment of this submission point.
52.12	Ara Poutama Aotearoa, the Department of Corrections	TCZ-P2	Retain TCZ-P2 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
282.18	Woolworths New Zealand Limited	TCZ-P2	Amend TCZ-P2: "Within Town Centres: ... 3. provide for other activities only where these do not <u>significantly</u> adversely affect amenity and streetscape values, or compromise the function and capacity of the zone to provide for primarily commercial and community activities; ... 9. avoid, <u>or where appropriate manage</u> , activities that are incompatible with the zone."	Section 3	Reject	See body of the report for the assessment of this submission point.
284.512	Clampett Investments Ltd	TCZ-P2	Retain TCZ-P2 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
286.2	Z ENERGY LTD	TCZ-P2	Insert a new policy which recognises that some existing activities (such as service stations) have functional or operational design requirements that preclude them from meeting the urban design objectives of the Town Centre Zone, but which are both established and appropriate within the Zone: <u>"Where existing activities do not contribute to the traditional main street design outcomes sought in other policies, to ensure the design of development makes a positive contribution to the streetscape and character of its surroundings, while having regard to the functional and operational requirements of activities."</u>	Section 3	Reject	See body of the report for the assessment of this submission point.
325.325	Kāinga Ora – Homes and Communities	TCZ-P2	Retain TCZ-P2 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	

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
326.700	Rolleston Industrial Developments Limited	TCZ-P2	Retain TCZ-P2 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
347.78	Ravenswood Developments Limited (RDL)	TCZ-P2	Support to the extent that the Ravenswood is recognised as a town centre through the application of Town Centre zoning as identified in submission point #1.		To be considered as part of the re-zoning hearing (Hearing Stream 12)	
284.513	Clampett Investments Ltd	TCZ-P3	Retain TCZ-P3 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.326	Kāinga Ora – Homes and Communities	TCZ-P3	Retain TCZ-P3 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	
326.701	Rolleston Industrial Developments Limited	TCZ-P3	Retain TCZ-P3 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
221.15	House Movers Section of New Zealand Heavy Haulage Association	TCZ-R1	Amend TCZ-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.
267.5	Foodstuffs South Island Limited and Foodstuffs (South Island) Properties Limited	TCZ-R1	Delete Gross Floor Area threshold for supermarkets. If TCZ-R1 is to remain as notified (not the submitters' preference), 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. Oppose the identification of part of the New World Rangiora	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
			frontage as a Principal Shopping Street and seek deletion of this notation.			
282.132	Woolworths New Zealand Limited	TCZ-R1	Ensure supermarkets are a permitted activity within Town Centre Zones.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.514	Clampett Investments Ltd	TCZ-R1	Retain TCZ-R1 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
286.4	Z ENERGY LTD	TCZ-R1	Retain TCZ-R1 as notified	Section 3	Accept	See body of the report for the assessment of this submission point.
325.327	Kāinga Ora – Homes and Communities	TCZ-R1	Amend TCZ-R1: "1. the activity complies with: a. all built form standards (as applicable); <u>and</u> b. any building or addition is less than 450m² GFA. c. any new building or addition does not have frontage to a Principal Shopping Street."	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	
326.702	Rolleston Industrial Developments Limited	TCZ-R1	Retain TCZ-R1 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
347.79	Ravenswood Developments Limited (RDL)	TCZ-R1	Support if the draft Outline Development Plan for Ravenswood town centre (see point 94 in original submission and Appendix 1 and Appendix 1a) is adopted.		To be considered as part of the re-zoning stream (Hearing Stream 12)	
267.2	Foodstuffs South Island Limited and Foodstuffs (South Island) Properties Limited	TCZ-R2	Not specified. [Support the permitted activity status for Retail Activity. It is important the Town Centre Zone permits a range of commercial, retail and entertainment activities to promote liveliness and diversity in the principal centres of the District. The provision of retail stores and services, supermarkets, and food and beverage outlets will support the growth and vitality of the town centres.]	Section 3	Accept	See body of the report for the assessment of this submission point.
282.22	Woolworths New Zealand Limited New Zealand Limited	TCZ-R2	Retain TCZ-R2 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
282.133	Woolworths New Zealand Limited New Zealand Limited	TCZ-R2	Ensure supermarkets are a permitted activity within Town Centre Zones.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.515	Clampett Investments Ltd	TCZ-R2	Retain TCZ-R2 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.703	Rolleston Industrial Developments Limited	TCZ-R2	Retain TCZ-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	
267.3	Foodstuffs South Island Limited and Foodstuffs (South Island) Properties Limited	TCZ-R3	Not specified. [Support the permitted activity status for Commercial Services. It is important the Town Centre Zone permits a range of commercial, retail and entertainment activities to promote liveliness and diversity in the principal centres of the District. The provision of retail stores and services, supermarkets, and food and beverage outlets will support the growth and vitality of the town centres.]	Section 3	Accept	See body of the report for the assessment of this submission point.
284.516	Clampett Investments Ltd	TCZ-R3	Retain TCZ-R3 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.704	Rolleston Industrial Developments Limited	TCZ-R3	Retain TCZ-R3 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.517	Clampett Investments Ltd	TCZ-R4	Retain TCZ-R4 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.705	Rolleston Industrial Developments Limited	TCZ-R4	Retain TCZ-R4 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.518	Clampett Investments Ltd	TCZ-R5	Retain TCZ-R5 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.706	Rolleston Industrial Developments Limited	TCZ-R5	Retain TCZ-R5 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.519	Clampett Investments Ltd	TCZ-R6	Retain TCZ-R6 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
303.68	Fire and Emergency New Zealand	TCZ-R6	Retain TCZ-R6 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.707	Rolleston Industrial Developments Limited	TCZ-R6	Retain TCZ-R6 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.520	Clampett Investments Ltd	TCZ-R7	Retain TCZ-R7 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.708	Rolleston Industrial Developments Limited	TCZ-R7	Retain TCZ-R7 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.521	Clampett Investments Ltd	TCZ-R8	Retain TCZ-R8 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.709	Rolleston Industrial Developments Limited	TCZ-R8	Retain TCZ-R8 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	
284.522	Clampett Investments Ltd	TCZ-R9	Retain TCZ-R9 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.710	Rolleston Industrial Developments Limited	TCZ-R9	Retain TCZ-R9 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.523	Clampett Investments Ltd	TCZ-R10	Retain TCZ-R10 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.711	Rolleston Industrial Developments Limited	TCZ-R10	Retain TCZ-R10 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
277.56	Ministry of Education	TCZ-R11	Retain TCZ-R11 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.524	Clampett Investments Ltd	TCZ-R11	Retain TCZ-R11 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.712	Rolleston Industrial Developments Limited	TCZ-R11	Retain TCZ-R11 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
277.57	Ministry of Education	TCZ-R12	Retain TCZ-R12 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.525	Clampett Investments Ltd	TCZ-R12	Retain TCZ-R12 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.713	Rolleston Industrial Developments Limited	TCZ-R12	Retain TCZ-R12 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.526	Clampett Investments Ltd	TCZ-R13	Retain TCZ-R13 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.714	Rolleston Industrial Developments Limited	TCZ-R13	Retain TCZ-R13 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
267.4	Foodstuffs South Island Limited and Foodstuffs (South Island) Properties Limited	TCZ-R14	Not specified. [Support the permitted activity status for Commercial Activity. Town Centre Zone permits a range of commercial, retail and entertainment activities to promote liveliness and diversity in the principal centres of the District. The provision of retail stores and services, supermarkets, and food and beverage outlets will support the growth and vitality of the town centres.]	Section 3	Accept	See body of the report for the assessment of this submission point.
284.527	Clampett Investments Ltd	TCZ-R14	Retain TCZ-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
326.715	Rolleston Industrial Developments Limited	TCZ-R14	Retain TCZ-R14 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.528	Clampett Investments Ltd	TCZ-R15	Retain TCZ-R15 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.716	Rolleston Industrial Developments Limited	TCZ-R15	Retain TCZ-R15 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.529	Clampett Investments Ltd	TCZ-R16	Retain TCZ-R16 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.328	Kāinga Ora – Homes and Communities	TCZ-R16	Amend TCZ-R16: "1.any residential activity shall be above ground floor or located to the rear of commercial activities fronting the street a <u>Principal Shopping Street</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	
326.717	Rolleston Industrial Developments Limited	TCZ-R16	Retain TCZ-R16 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.530	Clampett Investments Ltd	TCZ-R17	Retain TCZ-R17 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.329	Kāinga Ora – Homes and Communities	TCZ-R17	Amend TCZ-R17: "1. any residential activity shall be above ground floor or located to the rear of commercial activities fronting the street a <u>Principal Shopping Street</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	
326.718	Rolleston Industrial Developments Limited	TCZ-R17	Retain TCZ-R17 as notified.	Section 3	Accept	
FS137	Ohoka Residents Association		Oppose		Reject	
284.531	Clampett Investments Ltd	TCZ-R18	Retain TCZ-R18 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.719	Rolleston Industrial Developments Limited	TCZ-R18	Retain TCZ-R18 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	
284.532	Clampett Investments Ltd	TCZ-R19	Retain TCZ-R19 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
286.3	Z ENERGY LTD	TCZ-R19	Retain TCZ-R19 as notified. Insert new rule: <u>"TCZ – RXX Alterations and Additions to Buildings, Structures and Carparking on Existing Service Station Sites</u> <u>Activity Status: PER</u> <u>Where:</u> <u>1. Built Form Standards TCZ-BFS1, TCZ-BFS2, TCZ-BFS3, TCZ-BFS4, TCZBFS5 and BFS11 are met.</u> <u>Activity status when compliance not achieved: RDIS</u> <u>Matters of discretion are restricted to:</u> <u>CMUZ-MD2 - Drive through restaurants and service stations</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> Alternatively, exclude alterations and additions at existing service stations from TCZ-BFS6, TCZ-BFS7 and TCZ-BFS9.	Section 3	Reject	See body of the report for the assessment of this submission point.
326.720	Rolleston Industrial Developments Limited	TCZ-R19	Retain TCZ-R19 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.533	Clampett Investments Ltd	TCZ-R20	Retain TCZ-R20 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.330	Kāinga Ora – Homes and Communities	TCZ-R20	Retain TCZ-R20 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	
326.721	Rolleston Industrial Developments Limited	TCZ-R20	Retain TCZ-R20 as notified.	Section 3	Accept	
FS137	Ohoka Residents Association		Oppose		Reject	
284.534	Clampett Investments Ltd	TCZ-R21	Retain TCZ-R21 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.722	Rolleston Industrial Developments Limited	TCZ-R21	Retain TCZ-R21 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	
284.535	Clampett Investments Ltd	TCZ-R22	Retain TCZ-R22 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.723	Rolleston Industrial Developments Limited	TCZ-R22	Retain TCZ-R22 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.536	Clampett Investments Ltd	TCZ-R23	Retain TCZ-R23 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.724	Rolleston Industrial Developments Limited	TCZ-R23	Retain TCZ-R23 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.537	Clampett Investments Ltd	TCZ-R24	Retain TCZ-R24 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.725	Rolleston Industrial Developments Limited	TCZ-R24	Retain TCZ-R24 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
347.80	Ravenswood Developments Limited (RDL)	TCZ-R24	Amend the activity status of TCZ-R24 to permitted.	Section 3	Reject	See body of the report for the assessment of this submission point.
284.538	Clampett Investments Ltd	TCZ-R25	Retain TCZ-R25 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.726	Rolleston Industrial Developments Limited	TCZ-R25	Retain TCZ-R25 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.539	Clampett Investments Ltd	TCZ-R26	Retain TCZ-R26 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.727	Rolleston Industrial Developments Limited	TCZ-R26	Retain TCZ-R26 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.540	Clampett Investments Ltd	TCZ-R27	Retain TCZ-R27 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.728	Rolleston Industrial Developments Limited	TCZ-R27	Retain TCZ-R27 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.541	Clampett Investments Ltd	TCZ-R28	Retain TCZ-R28 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.729	Rolleston Industrial Developments Limited	TCZ-R28	Retain TCZ-R28 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	
267.6	Foodstuffs South Island Limited and Foodstuffs (South Island) Properties Limited	TCZ-BFS1	Oppose the identification of part of the New World Rangiora frontage as a Principal Shopping Street and seek removal of this notation.	Section 3	Reject	See body of the report for the assessment of this submission point.
282.23	Woolworths New Zealand Limited New Zealand Limited	TCZ-BFS1	Retain TCZ-BFS1 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
284.542	Clampett Investments Ltd	TCZ-BFS1	Retain TCZ-BFS1 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
286.5	Z ENERGY LTD	TCZ-BFS1	Retain TCZ-BFS1(2)(a)(i) identifying the maximum building height as 12m insofar as it relates to Z Rangiora.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
325.331	Kāinga Ora – Homes and Communities	TCZ-BFS1	<p>Amend TCZ-BFS1:</p> <p>" ...</p> <p>2. The maximum height of any building, shall be:</p> <p>a. for Rangiora and Kaiapoi:</p> <p>i. 12m above ground level, except as specified under (ii) below;</p> <p>ii. 18m21m above ground level, <u>unless</u> in identified areas shown on the planning map where:</p> <p>a. at least one floor is designed and used for residential activity as part of a mixed-use commercial and residential development; and</p> <p>b. the maximum road wall height of any building shall be 12m;</p> <p>b. for all other areas, 12m above ground level.</p> <p>3. All heights shall be calculated as per the height calculation.</p> <p>Activity status when compliance not achieved: DISRDIS</p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>CMUZ-MD4 - Height in relation to boundary</u></p> <p><u>Notification</u></p> <p><u>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified."</u></p>	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	
326.730	Rolleston Industrial Developments Limited	TCZ-BFS1	Retain TCZ-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	
347.81	Ravenswood Developments Limited (RDL)	TCZ-BFS1	Retain TCZ-BFS1 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
282.24	Woolworths New Zealand Limited New Zealand Limited	TCZ-BFS2	Retain TCZ-BFS2 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
284.543	Clampett Investments Ltd	TCZ-BFS2	Retain TCZ-BFS2 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
325.332	Kāinga Ora – Homes and Communities	TCZ-BFS2	Delete TCZ-BFS2.	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	
326.731	Rolleston Industrial Developments Limited	TCZ-BFS2	Retain TCZ-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	
282.25	Woolworths New Zealand Limited New Zealand Limited	TCZ-BFS3	Retain TCZ-BFS3 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.544	Clampett Investments Ltd	TCZ-BFS3	Retain TCZ-BFS3 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
286.6	Z ENERGY LTD	TCZ-BFS3	Retain TCZ-BFS3 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.333	Kāinga Ora – Homes and Communities	TCZ-BFS3	Amend TCZ-BFS3: "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, 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. "	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	
326.732	Rolleston Industrial Developments Limited	TCZ-BFS3	Retain TCZ-BFS3 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
282.26	Woolworths New Zealand Limited New Zealand Limited	TCZ-BFS4	Retain TCZ-BFS4 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.545	Clampett Investments Ltd	TCZ-BFS4	Retain TCZ-BFS4 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
286.7	Z ENERGY LTD	TCZ-BFS4	Retain TCZ-BFS4 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.733	Rolleston Industrial Developments Limited	TCZ-BFS4	Retain TCZ-BFS4 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
282.27	Woolworths New Zealand Limited New Zealand Limited	TCZ-BFS5	Retain TCZ-BFS5 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.546	Clampett Investments Ltd	TCZ-BFS5	Retain TCZ-BFS5 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
286.8	Z ENERGY LTD	TCZ-BFS5	Amend TCZ-BFS5: <u>"Any internal boundary that adjoins any residential or open space and recreation zones must either:</u> 2. Be fully fenced with a solid fence or wall of a minimum of 1.8m in height; or 3. Landscaping shall be provided along the full length of all internal boundaries with any residential or open space and recreation zones. This landscape strip shall be a minimum of 2m wide. Be fully planted and / or landscaped to a minimum of 2m wide and include a minimum of one tree for every 10m of shared boundary or part thereof, with the trees to be a minimum of 1.5m in height at time of planting; or 4. Be fully screened with a combination of (1) and/ or (2) ..."	Section 3	Reject	See body of the report for the assessment of this submission point.
326.734	Rolleston Industrial Developments Limited	TCZ-BFS5	Retain TCZ-BFS5 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
267.7	Foodstuffs South Island Limited and Foodstuffs (South Island) Properties Limited	TCZ-BFS6	Not specified. [TCZ-BFS6 requires a minimum depth of 2m of landscaping to be provided along the full length of the road boundary, except for vehicle crossings, outdoor seating or dining areas. New World	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
			Rangiora and New World Kaiapoi face constraints due to the site shape and dimensions, environmental factors and the supermarket design and associated parking layout, and this results in instances where it is not feasible or appropriate, to achieve this.]			
282.28	Woolworths New Zealand Limited New Zealand Limited	TCZ-BFS6	Retain TCZ-BFS6 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.547	Clampett Investments Ltd	TCZ-BFS6	Retain TCZ-BFS6 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
286.9	Z ENERGY LTD	TCZ-BFS6	<p>Adopt a new rule which provides for alterations and additions to existing service stations, including within 30m of a Residential Zone, where specified built form standards are met:</p> <p><u>"TCZ – RXX Alterations and Additions to Buildings, Structures and Carparking on Existing Service Station Sites</u> <u>Activity Status: PER</u> <u>Where:</u></p> <p><u>1. Built Form Standards TCZ-BFS1, TCZ-BFS2, TCZ-BFS3, TCZ-BFS4, TCZ-BFS5 and TCZ-BFS11 are met.</u> <u>Activity status when compliance not achieved: RDIS</u></p> <p><u>Matters of discretion are restricted to:</u> <u>CMUZ-MD2 - Drive through restaurants and service stations</u></p> <p><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></p> <p>Alternatively, exclude alterations and additions at existing service stations from TCZ-BFS6, TCZ-BFS7 and TCZ-BFS9.</p>	Section 3	Accept in part	See body of the report for the assessment of this submission point.
326.735	Rolleston Industrial Developments Limited	TCZ-BFS6	Retain TCZ-BFS6 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
347.82	Ravenswood Developments Limited (RDL)	TCZ-BFS6	Retain TCZ-BFS6 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
267.8	Foodstuffs South Island Limited and Foodstuffs (South Island) Properties Limited	TCZ-BFS7	Delete requirements of TCZ-BFS7 as they relate to supermarkets.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
282.29	Woolworths New Zealand Limited	TCZ-BFS7	Retain TCZ-BFS7 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
284.548	Clampett Investments Ltd	TCZ-BFS7	Retain TCZ-BFS7 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
286.10	Z ENERGY LTD	TCZ-BFS7	<p>Adopt a new rule which provides for alterations and additions to existing service stations, including within 30m of a Residential Zone, where specified built form standards are met:</p> <p><u>"TCZ – RXX Alterations and Additions to Buildings, Structures and Carparking on Existing Service Station Sites</u> <u>Activity Status: PER</u> <u>Where:</u> <u>1. Built Form Standards TCZ-BFS1, TCZ-BFS2, TCZ-BFS3, TCZ-BFS4, TCZ-BFS5 and TCZ-BFS11 are met.</u></p> <p><u>Activity status when compliance not achieved: RDIS</u></p> <p><u>Matters of discretion are restricted to:</u> <u>CMUZ-MD2 - Drive through restaurants and service stations</u></p> <p><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></p> <p>Alternatively, exclude alterations and additions at existing service stations from TCZ-BFS6, TCZ-BFS7 and TCZ-BFS9.</p>	Section 3	Accept in part	See body of the report for the assessment of this submission point.
326.736	Rolleston Industrial Developments Limited	TCZ-BFS7	Retain TCZ-BFS7 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	
347.83	Ravenswood Developments Limited (RDL)	TCZ-BFS7	<p>Amend TCZ-BFS7 (1)(a) to read "Woodend (<u>excluding Ravenswood</u>)"</p> <p>Amend (e) and (h) by replacing "vehicle accessway" with "vehicle or pedestrian/cycle accessway"</p>	Section 3	Accept in part	See body of the report for the assessment of this submission point.
282.30	Woolworths New Zealand Limited	TCZ-BFS8	Retain TCZ-BFS8 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.549	Clampett Investments Ltd	TCZ-BFS8	Retain TCZ-BFS8 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.334	Kāinga Ora – Homes and Communities	TCZ-BFS8	<p>Amend TCZ-BFS8:</p> <p>"2. All buildings shall be set back a minimum of <u>2.5m</u> 4m from any site boundary with the rail corridor."</p>	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	
326.737	Rolleston Industrial Developments Limited	TCZ-BFS8	Retain TCZ-BFS8 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
373.87	KiwiRail Holdings Limited	TCZ-BFS8	Amend TCZ-BFS8: "1. All buildings shall be set back a minimum of 4m <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.
267.9	Foodstuffs South Island Limited and Foodstuffs (South Island) Properties Limited	TCZ-BFS9	Delete "or parking areas" from TCZ-BFS9.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS79	Ravenswood Developments Ltd		Support		Accept	
282.31	Woolworths New Zealand Limited	TCZ-BFS9	Retain TCZ-BFS9 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
284.550	Clampett Investments Ltd	TCZ-BFS9	Retain TCZ-BFS9 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
286.11	Z ENERGY LTD	TCZ-BFS9	Adopt a new rule which provides for alterations and additions to existing service stations, including within 30m of a Residential Zone, where specified built form standards are met: <u>"TCZ – RXX Alterations and Additions to Buildings, Structures and Carparking on Existing Service Station Sites</u> <u>Activity Status: PER</u> <u>Where:</u> <u>1. Built Form Standards TCZ-BFS1, TCZ-BFS2, TCZ-BFS3, TCZ-BFS4, TCZ-BFS5 and TCZ-BFS11 are met.</u> <u>Activity status when compliance not achieved: RDIS</u> <u>Matters of discretion are restricted to:</u> <u>CMUZ-MD2 - Drive through restaurants and service stations</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> Alternatively, exclude alterations and additions at existing service stations from TCZ-BFS6, TCZ-BFS7 and TCZ-BFS9.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
326.738	Rolleston Industrial Developments Limited	TCZ-BFS9	Retain TCZ-BFS9 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
FS137	Ohoka Residents Association		Oppose		Reject	
282.32	Woolworths New Zealand Limited	TCZ-BFS10	Retain TCZ-BFS10 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.551	Clampett Investments Ltd	TCZ-BFS10	Retain TCZ-BFS10 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.335	Kāinga Ora – Homes and Communities	TCZ-BFS10	Amend TCZ-BFS10: "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 ² ; c. two bedrooms 60m ² ; d. three or more bedrooms 90m ² ..."	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	
326.739	Rolleston Industrial Developments Limited	TCZ-BFS10	Retain TCZ-BFS10 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
267.10	Foodstuffs South Island Limited and Foodstuffs (South Island) Properties Limited	TCZ-BFS11	Amend TCZ-BFS11 to provide for waste management areas of a minimum area of 5m ² .	Section 3	Accept	See body of the report for the assessment of this submission point.
282.33	Woolworths New Zealand Limited	TCZ-BFS11	Retain TCZ-BFS11 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
284.552	Clampett Investments Ltd	TCZ-BFS11	Retain TCZ-BFS11 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
326.740	Rolleston Industrial Developments Limited	TCZ-BFS11	Retain TCZ-BFS11 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	

Table B 5: Recommended responses to submissions and further submissions Local Centre Zone

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
General						
147.26	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.
148.14	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.
160.18	Rolleston Industrial Developments Limited	General	Retain Local 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		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	
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
168.1	Mandeville Village Ltd Partnership	General	Support the proposed rezoning of 468 Mandeville Road to Local Centre Zone.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
254.121	Christchurch International Airport Limited	General	<p>Insert new rule:</p> <p>"<u>CMUZ-R[xx] Noise sensitive activities within 50 dBA L_{dn} Air Noise Contour</u> Activity status: NC <u>Where:</u> 1. any noise sensitive activity within the 50 dBA L_{dn} Air Noise Contour. Activity status when compliance not achieved: N/A"</p>		To be covered in Hearing Stream 10A	
FS88	Kāinga Ora – Homes and Communities		Oppose		To be covered in Hearing Stream 10A	
254.136	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>"Activity status: PER <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> Matters of discretion: <u>MD[xx] – Bird strike risk</u> Notification: any application arising from this rule will be notified to Christchurch International Airport Limited."</p> <p>"Activity status: RDIS <u>Where:</u> 1. 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 2. 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 1000m². <u>Activity status when compliance not achieved: N/A</u> Matters of discretion: <u>MD[xx] – Bird strike risk</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
			<p>Notification: any application arising from this rule will be notified to Christchurch International Airport Limited."</p> <p>Activity status: NC</p> <p>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.</p> <p>Activity status when compliance not achieved: N/A"</p>			
FS88	Kāinga Ora – Homes and Communities		Oppose		To be covered in Hearing Stream 10A	
282.145	Woolworths New Zealand Limited	General	Amend activity status for supermarkets within Local Centre 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.
FS76	Mandeville Village Ltd Partnership		Oppose		Reject	
168.2	Mandeville Village Ltd Partnership	LCZ-O1	The proposed objectives for the Local Centre Zone as notified will ensure that the future expansion of the Mandeville Village development will meet the needs of the surrounding environment, to provide convenience retail for the growing rural residential population surrounding Mandeville. The objectives will ensure that larger format retail and commercial activities are focused in urban centres throughout the district.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
282.13	Woolworths New Zealand Limited	LCZ-O1	<p>Amend LCZ-O1:</p> <p>"Local Centres:</p> <p>1. are the focal point for a range of commercial, community and service activities at a smaller scale than Town Centres to provide for the daily/weekly shopping needs of the local residential or nearby rural area, including enabling a range of convenience activities;</p> <p>2. activities do not provide for development that results in significant adverse effects on adversely affect the role and function of Town Centres; and</p> <p>3. amenity values are managed within the zone and at the interface with adjacent residential zones."</p>	Section 3	Accept in part	See body of the report for the assessment of this submission point.
FS76	Mandeville Village Ltd Partnership		Oppose		Reject	
284.417	Clampett Investments Ltd	LCZ-O1	Retain LCZ-O1 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
325.299	Kāinga Ora – Homes and Communities	LCZ-O1	Retain LCZ-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	

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments
326.658	Rolleston Industrial Developments Limited	LCZ-O1	Retain LCZ-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	
408.55	Bellgrove Rangiora Ltd	LCZ-O1	Amend LCZ-O1 to clarify what is meant by 'convenience activities'.	Section 3	Reject	See body of the report for the assessment of this submission point.
412.15	Templeton Group	LCZ-O1	Amend LCZ-O1: "Local Centres: 1. are the focal point for a range of commercial, community, <u>tourism/visitor accommodation</u> and service activities at a smaller scale than Town Centres to provide for <u>visitors</u> and the daily/weekly shopping needs of the local residential or nearby rural area, including enabling a range of convenience activities;..."	Section 3	Reject	See body of the report for the assessment of this submission point.
168.3	Mandeville Village Ltd Partnership	LCZ-P1	The proposed objectives and policies for the Local Centre Zone as notified will ensure that the future expansion of the Mandeville Village development will meet the needs of the surrounding environment, to provide convenience retail for the growing rural residential population surrounding Mandeville. The objectives and policies will ensure that larger format retail and commercial activities are focused in urban centres throughout the district.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
282.14	Woolworths New Zealand Limited	LCZ-P1	Amend LCZ-P1: "Within Local Centres: 1. enable commercial, community, convenience and service activities that provide for the daily/weekly shopping needs of the local residential or nearby rural catchment and do not <u>result in significant adverse effects</u> on <u>adversely affect</u> the role and function of Town Centres, nor undermine investment in their public amenities and facilities; 2. enable a range of Local Centres which, excluding the Woodend Local Centre, generally comprise 1,000m² to 4,000m² total floor space and up to 15 shops with a maximum retail tenancy of 350m² GFA; 3. ensure Local Centres are integrated into the transport system to promote efficient safe and accessible modal choice, and manage adverse effects on the operation of the transport system; 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.
FS76	Mandeville Village Ltd Partnership		Oppose		Reject	
284.418	Clampett Investments Ltd	LCZ-P1	Retain LCZ-P1 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
325.300	Kāinga Ora – Homes and Communities	LCZ-P1	Amend LCZ-P1: "Within Local Centres: ... 2. enable a range of Local Centres which, excluding the Woodend Local Centre, generally comprise 1,000m² to 4,000m² total floor space and up to 15 shops with a maximum retail tenancy of 350m² GFA; 3. ensure Local Centres are integrated into the transport system to promote efficient safe and accessible modal choice, and manage adverse effects on the operation of the transport system; and 4. adverse amenity effects are managed within the zone and at the interface with neighbouring more sensitive zones; <u>and</u> 5. <u>Enable residential activity.</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	
326.659	Rolleston Industrial Developments Limited	LCZ-P1	Retain LCZ-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	
408.56	Bellgrove Rangiora Ltd	LCZ-P1	Amend LCZ-P1(2): "... 2. enable a range of Local Centres which, excluding the Woodend Local Centre, generally comprise 1,000m ² to 4,000m ² total floor space and up to 15 shops with a maximum retail tenancy of 350m² GFA; ..."	Section 3	Accept in part	See body of the report for the assessment of this submission point.
FS76	Mandeville Village Ltd Partnership		Support		Accept	
412.16	Templeton Group	LCZ-P1	Amend LCZ-P1: "... 1. enable commercial, community, convenience, <u>tourism</u> and service activities that provide for <u>visitors and</u> the daily/weekly shopping needs of the local residential or nearby rural catchment and do not adversely affect the role and function of Town Centres, nor undermine investment in their public amenities and facilities; 2. enable a range of Local Centres which, excluding the Woodend <u>and Pegasus</u> Local Centres, generally comprise 1,000m ² to 4,000m ² total floor space and up to 15 shops with a maximum retail tenancy of 350m ² GFA; ..."	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
221.12	House Movers Section of New Zealand Heavy Haulage Association	LCZ-R1	Amend LCZ-R1: "1. The activity complies with all built form standards (as applicable). <u>2. A building is moved:</u> <u>a. It shall be fixed to permanent foundations within 2 months (unless being stored as a temporary activity); and</u> <u>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.</u> <u>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."</u>	Section 3	Reject	See body of the report for the assessment of this submission point.
282.126	Woolworths New Zealand Limited	LCZ-R1	Amend rules to make supermarkets a permitted activity within Local Centre Zones.	Section 3	Reject	See body of the report for the assessment of this submission point.
FS76	Mandeville Village Ltd Partnership		Oppose		Accept	
284.419	Clampett Investments Ltd	LCZ-R1	Retain LCZ-R1 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
325.301	Kāinga Ora – Homes and Communities	LCZ-R1	Retain LCZ-R1 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	
326.660	Rolleston Industrial Developments Limited	LCZ-R1	Retain LCZ-R1 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	
408.57	Bellgrove Rangiora Ltd	LCZ-R1	Amend LCZ-R (1)(b) to be less than 1,000m ² GFA.	Section 3	Reject	See body of the report for the assessment of this submission point.
FS76	Mandeville Village Ltd Partnership		Oppose in part		Accept	
284.420	Clampett Investments Ltd	LCZ-R2	Retain LCZ-R2 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.661	Rolleston Industrial Developments Limited	LCZ-R2	Retain LCZ-R2 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.421	Clampett Investments Ltd	LCZ-R3	Retain LCZ-R3 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
303.64	Fire and Emergency New Zealand	LCZ-R3	Retain LCZ-R3 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
326.662	Rolleston Industrial Developments Limited	LCZ-R3	Retain LCZ-R3 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
168.4	Mandeville Village Ltd Partnership	LCZ-R4	Retain LCZ-R4 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
282.71	Woolworths New Zealand Limited	LCZ-R4	Amend LCZ-R4 by either increasing the maximum Gross Floor Area limits, or excluding supermarkets from these limits.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
FS76	Mandeville Village Ltd Partnership		Oppose		Reject	
282.127	Woolworths New Zealand Limited	LCZ-R4	Amend to make supermarkets a permitted activity within Local Centre Zone.	Section 3	Accept in part	
FS76	Mandeville Village Ltd Partnership		Oppose		Reject	
284.422	Clampett Investments Ltd	LCZ-R4	Retain LCZ-R4 as notified.	Section 3	Accept in part	See body of the report for the assessment of this submission point.
326.663	Rolleston Industrial Developments Limited	LCZ-R4	Retain LCZ-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	
408.58	Bellgrove Rangiora Ltd	LCZ-R4	Amend LCZ-R4 (1)(c): "... c. for all other sites the activity shall be a maximum of 300m2 GFA (<u>excluding food and beverage outlets which are covered separately under Built Form Standard LCZ-R16</u>)."	Section 3	Accept in part	See body of the report for the assessment of this submission point.
412.17	Templeton Group	LCZ-R4	Amend LCZ-R4: "... 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; ..."	Section 3	Reject	See body of the report for the assessment of this submission point.
168.5	Mandeville Village Ltd Partnership	LCZ-R5	Retain LCZ-R5 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.423	Clampett Investments Ltd	LCZ-R5	Retain LCZ-R5 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.664	Rolleston Industrial Developments Limited	LCZ-R5	Retain LCZ-R5 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
168.6	Mandeville Village Ltd Partnership	LCZ-R6	Retain LCZ-R6 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.424	Clampett Investments Ltd	LCZ-R6	Retain LCZ-R6 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.665	Rolleston Industrial Developments Limited	LCZ-R6	Retain LCZ-R6 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
284.425	Clampett Investments Ltd	LCZ-R7	Retain LCZ-R7 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.666	Rolleston Industrial Developments Limited	LCZ-R7	Retain LCZ-R7 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
408.59	Bellgrove Rangiora Ltd	LCZ-R7	Retain LCZ-R7 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
284.426	Clampett Investments Ltd	LCZ-R8	Retain LCZ-R8 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
326.667	Rolleston Industrial Developments Limited	LCZ-R8	Retain LCZ-R8 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
284.427	Clampett Investments Ltd	LCZ-R9	Retain LCZ-R9 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.302	Kāinga Ora – Homes and Communities	LCZ-R9	Retain LCZ-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	
326.668	Rolleston Industrial Developments Limited	LCZ-R9	Retain LCZ-R9 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	
412.18	Templeton Group	LCZ-R9	Amend LCZ-R9: "... 1. any residential activity shall be above the ground floor. <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> "	Section 3	Reject	See body of the report for the assessment of this submission point.
284.428	Clampett Investments Ltd	LCZ-R10	Retain LCZ-R10 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
325.303	Kāinga Ora – Homes and Communities	LCZ-R10	Retain LCZ-R10 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	
326.669	Rolleston Industrial Developments Limited	LCZ-R10	Retain LCZ-R10 as notified.	Section 3	Accept	See body of the report for the assessment of this submission point.
FS137	Ohoka Residents Association		Oppose		Reject	