

*Clause 8 of Schedule 1, Resource Management Act 1991*

**To** Waimakariri District Council

Name of person making further submission: Christchurch International Airport Limited  
(**CIAL**)

- 1 This is a further submission on submissions to the Proposed Waimakariri District Plan (the **Proposed Plan**).
- 2 CIAL is a person who has an interest in the Proposed Plan that is greater than the interest of the public generally, as its operations in the Waimakariri District are directly affected by the Proposed Plan.
- 3 If others make a similar submission, CIAL will consider presenting a joint case with them at a hearing.
- 4 CIAL's further submissions are set out in **Annexure 1**.

**Signed** for and on behalf of Christchurch International Airport Limited by its solicitors and authorised agents Chapman Tripp



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Partner  
21 November 2022

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# ANNEXURE 1: FURTHER SUBMISSIONS ON SUBMISSIONS TO THE PROPOSED PLAN

Submitter name and submission point	Provision	Decision requested by submitter	CIAL support / oppose	Reasons for CIAL's support / oppose	Decision sought by CIAL
Canterbury Regional Council (316)	General.	<p>The Canterbury Regional Policy Statement (CRPS) sets out provisions related to land use, development and urban form in Chapter 5 Land Use and Infrastructure and Chapter 6 Recovering and Rebuilding of Greater Christchurch.</p> <p>The submitter seeks that the Proposed Plan gives effect to the direction set out in the CRPS.</p>	Support.	<p>CIAL supports the submitter's request that the Proposed Plan give effect to the CRPS.</p> <p>In particular, Policy 6.3.5(4) of the CRPS requires avoidance of noise sensitive activities within the 50dB Ldn Airport Noise Contour for Christchurch International Airport.</p>	Accept.
Christchurch City Council (360)	General.	<p>The submitter is concerned that the Proposed Plan does not sufficiently recognise the significance of highly productive land. The submitter suggests that the Proposed Plan refer to protecting highly productive land and/or versatile soils.</p>	Support.	<p>CIAL agrees that versatile soils and highly productive land are important considerations. In particular, it considers that areas of land which are currently zoned rural and contain LUC 2 and 3 soils are inappropriate for urban rezoning.</p> <p>CIAL notes further that the NPS-HPL is now in</p>	Accept.

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				force and contains strong direction to avoid urban growth on highly productive land.	
Horticulture NZ (295)	General.	The submitter considers the management of highly productive land must be addressed in the Proposed Plan.	Support.	<p>CIAL agrees that management of highly productive land must be addressed in the Proposed Plan. In particular, it considers that areas of land which are currently zoned rural and contain LUC 2 and 3 soils are inappropriate for urban rezoning.</p> <p>CIAL notes further that the NPS-HPL is now in force and contains strong direction to avoid urban growth on highly productive land.</p>	Accept.
MainPower (249.8)	Interpretation.	The submitter opposes the use of multiple terms used for infrastructure in the plan and considers that the terms 'Critical Infrastructure', 'Regionally Significant Infrastructure' and 'Strategic Infrastructure' should be replaced	Neutral.	CIAL is neutral to this relief provided Christchurch International Airport is explicitly recognised in any	Neutral.

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		<p>with a new defined term 'Important Infrastructure' as follows:</p> <p><u>Important Infrastructure</u></p> <p><u>Those necessary facilities, services, and installations which are critical or of significance to either New Zealand, Canterbury, or Waimakariri. This may include but are not limited to:</u></p> <p><u>a. Strategic transport network</u></p> <p><u>b. Christchurch International Airport</u></p> <p><u>c. ...</u></p>		proposed definition of 'Important Infrastructure' in order to give effect to the CRPS.	
Horticulture New Zealand (295)	Interpretation.	<p>The submitter seeks to insert a new definition of seasonal worker accommodation as follows:</p> <p><b><u>Seasonal worker accommodation means the use of land and buildings for the sole purpose of accommodating the short-term labour requirement of a farming activity, rural industry or post-harvest facility.</u></b></p>	Neutral.	CIAL is neutral, provided this activity is classified as a residential activity such that the relevant rules applicable to residential activities and noise sensitive activities also applies.	Accept in part.

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Canterbury Regional Council (316.3)	SD-O4	The submitter considers that SD-O4 should more explicitly provide for the need to make appropriate use of soil which is valued for existing or foreseeable future primary production. The submitter notes that the development of a proposed NPS-HPL may explicitly require the protection of highly productive land.	Support.	<p>CIAL agrees that SD-O4 should explicitly provide for versatile soils and highly productive land. In particular, it considers that areas of land which are currently zoned rural and contain LUC 2 and 3 soils are inappropriate for urban rezoning.</p> <p>CIAL notes further that the NPS-HPL is now in force and contains strong direction to avoid urban growth on highly productive land.</p>	Accept.
Sarbaz Estates Limited (133.4)	New UFD objective	<p>The submitter seeks to insert a new UFD Objective as follows:</p> <p><u><i>UFD- 03 – Infill capacity for residential development</i></u></p> <p><u><i>To enable and encourage residential housing infill within Rangiora and Kaiapoi to meet the demand for residential activities anticipated to accommodate growth in the district</i></u></p>	Oppose in part.	<p>Parts of Kaiapoi are within the 50dB Ldn Air Noise Contour.</p> <p>CIAL considers that residential infill housing must only be enabled where reverse sensitivity effects on Christchurch International Airport and other important</p>	Reject in part.

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				infrastructure are avoided and where in terms of amenity residents are not exposed to noise levels of 50 Ldn or greater.	
Canterbury Regional Council (316.8)	UFD-P2	<p>The submitter considers that UFD-P2 should refer to Map A in the CRPS (rather than the Future Development Strategy) as it is required to give effect to the CRPS.</p> <p>The submitter also notes that the need to protect highly productive soils should also be considered when assessing any new development areas.</p>	Support.	<p>CIAL agrees that UFD-P2 should refer to Map A in the CRPS. In particular, CIAL notes that Map A delineates the 50dB Ldn Air Noise Contour as the area where noise sensitive activities are to be avoided.</p> <p>CIAL considers that areas deemed highly productive are inappropriate for urban rezoning and development. The NPS-HPL contains strong direction to avoid urban growth on highly productive land.</p>	Accept.

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Christchurch City Council (360.9)	UFD-P2	<p>The submitter opposes UFD-P2 as it potentially allows for new residential development outside of identified Development Areas, which could be contrary to the FDS and CRPS as well as proposed SD-O2.</p> <p>The submitter seeks that Council reconsider provisions that would enable development outside of the current future growth areas.</p>	Support.	<p>CIAL considers that new residential development ought to take place within growth areas identified on Map A of the CRPS.</p> <p>In particular, CIAL notes that Map A delimitates the 50dB Ldn Air Noise Contour as the area where noise sensitive activities are to be avoided.</p>	Accept.
Kāinga Ora (325.13)	UFD-P6	The submitter seeks amendment to UFD-P6 so that any release of new urban land should align with the Future Development Strategy or Council's growth strategy.	Oppose in part.	CIAL considers that new residential development ought to take place within growth areas identified on Map A of the CRPS, not just the Future Development Strategy and Council's growth strategy.	Reject in part.
Suburban Estates Limited (208.3)	UFD-P6	The submitter seeks that UFD-P6 be amended to read:	Oppose in part.	CIAL considers that new residential development ought to take place within	Reject in part.

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		<p><i>UFD-P6 Mechanism to release Residential Development Areas</i></p> <p><u><i>The development of land within identified new development areas of Kaiapoi, North East Rangiora and South East Rangiora occurs in an efficient and timely manner to enable residential activity to meet short to medium term feasible development capacity.</i></u></p>		<p>growth areas identified on Map A of the CRPS.</p> <p>CIAL considers that residential development must only be enabled where reverse sensitivity effects on Christchurch International Airport and other important infrastructure are avoided and where in terms of amenity residents are not exposed to noise levels of 50 Ldn or greater.</p>	
Canterbury Regional Council (316.15)	UFD-P10	The submitter seeks to amend UFD-P10 or add a new policy to address the CRPS direction that urban development outside of identified areas should be avoided where highly productive soils are present.	Support.	<p>CIAL agrees that the UFD chapter ought to address the loss of productive soils, specifically that urban development outside of identified areas should be avoided where highly productive soils are present.</p> <p>CIAL notes further that the NPS-HPL is now in force and contains strong</p>	Accept.



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				direction to avoid urban growth on highly productive land.	
Kāinga Ora (325.156)	UFD-P10	The submitter seeks to amend UFD-P10 to replace the word "avoid" with "minimise". The submitter considers that "avoid" will mean no new residential activity could be located close to infrastructure.	Oppose.	The CRPS contains strong policy direction to avoid noise sensitive activities within the 50dB Air Noise Contour. The Proposed Plan must "avoid" residential activity, which is noise sensitive, in order to give effect to the CRPS.	Reject.
Sarbaz Estates Limited (133.5)	New UFD Policy	<p>The submitter seeks to insert a new UFD Policy as follows:</p> <p><u>UFD-P11 Enablement of residential Infill housing within the General Residential Management Zone and Medium Density Residential Zone providing urban design outcomes of the Plan are meet.</u></p>	Oppose in part.	CIAL considers that residential infill housing must only be enabled where reverse sensitivity effects on Christchurch International Airport and other important infrastructure are avoided and where in terms of amenity residents are not exposed to noise levels of 50 Ldn or greater.	Reject in part.

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Kāinga Ora (325.156)	SUB	<p>The submitter seeks a new policy as follows:</p> <p><b><u>Subdivision in the Residential Zones in Accordance with an Approved Land Use Consent or Building Consent</u></b></p> <p><i>Provide for subdivision around existing or approved residential development where it enables creation of sites for uses that are in accordance with an approved land use resource consent or building consent</i></p>	Oppose in part.	Add to the policy the words "and where the land does not fall within the 50 Ldn contour for Christchurch Airport".	Reject in part.
Kāinga Ora (325.172)	SUB	<p>The submitter seeks a new rule as follows:</p> <p><b><u>Subdivision in the Residential Zones in Accordance with an Approved Land Use Consent or Building Consent</u></b></p> <p><b><u>Activity status: CON</u></b></p> <p><u>Where:</u></p> <p>1. <i>Any subdivision relating to an approved land use consent or building consent must comply with that resource consent or building consent.</i></p>	Oppose in part.	Subdivision within the 50Ldn contour ought to be a non-complying activity.	Reject in part.

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		<p><b><u>Matters of control/discretion are restricted to: SUB-MCD6</u></b></p> <p><b><u>Notification:</u></b></p> <p><u>An application for a controlled activity under this rule is precluded from being publicly or limited notified.</u></p>			
Royal Forest and Bird Protection Society of New Zealand Incorporated (192.82)	SUB	The submitter considers that the area of the Rural Lifestyle Zone needs to be reduced, or the minimum lot size needs to increase to address the ongoing loss of highly productive land and climate change issues.	Oppose in part.	The minimum lot size within areas which will be subject to levels of airport noise of 50Ldn or greater ought not be reduced.	Reject in part
Eliot Sinclair (233.1)	SUB	The submitter seeks that the Proposed Plan contain a controlled activity status for creation of new unit titles, updated and conversions to cross leases, and updated and conversions to unit titles.	Neutral.	CIAL is neutral, provided this activity is classified as a residential activity such that the relevant rules applicable to residential activities and noise sensitive activities also applies.	Neutral.
Kāinga Ora (325.148)	NOISE	The submitter seeks to remove the Aircraft Noise provisions in full, including any mapped noise overlays and contour maps. The submitter seeks that the relevant Airport designation(s) is	Oppose.	The CRPS contains strong policy direction to avoid noise sensitive activities within the 50dB Air Noise	Reject.

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		included in the PDP along with any proposed noise contour overlay and provisions, otherwise the relevant provisions should be deleted.		Contour. The Proposed Plan must contain an overlay for the 50dB Ldn Air Noise Contour (which, at present, must consist of the operative and draft remodelled updated 50dB Ldn contours) with provisions relating to avoiding noise sensitive activities in order to give effect to the CRPS.	
MainPower (249.47)	EI	<p>The submitter opposes how the Energy and Infrastructure Chapter links to other district plan provisions and considers that the Proposed Plan needs to contain appropriate hyperlinks.</p> <p>The submitter seeks that additional text is added to the "How this chapter works" section of the EI chapter.</p>	Support.	The Proposed Plan needs it's sections to be appropriately linked.	Accept.
Fire and Emergency New Zealand (303.74)	TEMP	The submitter seeks a new provision to enable temporary emergency management training activities.	Neutral.	CIAL is neutral to this relief provided it does not enable noise sensitive activities (such as long periods of overnight stays) in areas subject to	Neutral.

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				airport noise of 50dB Ldn or greater.	
New Zealand Defence Force (166.22 / 166.23)	TEMP	The submitter seeks a new objective and policy for temporary military training activities where adverse effects on amenity values are avoided, remedied or mitigated.	Neutral.	CIAL is neutral to this relief provided it does not enable noise sensitive activities (such as long periods of overnight stays) in areas subject to airport noise of 50dB Ldn or greater.	Neutral.
MainPower (249.114 / 249.115)	All Zones	<p>The submitter seeks to insert a new objective and policy into all zones (e.g. General Residential Zone) to protect critical, strategic and regionally significant infrastructure.</p> <p><u>Objective:</u></p> <p><u>The operation and security of critical infrastructure, strategic infrastructure and regionally significant infrastructure is not compromised by other activities.</u></p> <p><u>Policy – Separation of incompatible activities</u></p> <p><u>Protect critical infrastructure, strategic infrastructure and regionally significant infrastructure by avoiding adverse effects,</u></p>	Neutral.	CIAL is neutral to this relief provided Christchurch International Airport is recognised as critical, strategic and regionally significant infrastructure that must also be protected.	Neutral.

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		<u>including reverse sensitivity effects, from incompatible activities by avoiding buildings, structures and any sensitive activities that may compromise the operation of Electricity Distribution Lines within an identified buffer corridor.</u>			
Ministry of Education (277.38)	RESZ	The submitter seeks a new objective in residential zones to enable education facilities.	Support in part.	Education facilities are "sensitive activities" in terms of exposure to airport noise. Education facilities ought not be enabled in areas subject to airport noise levels of 50 Ldn or greater.	Accept in part.
Horticulture New Zealand (295.121)	Rural Zones	The submitter seeks that the RURZ and GRUZ Introduction be amended to recognise the value and benefits associated with the use of Highly Productive Land, including to acknowledge that it must be protected from inappropriate subdivision, use and development.	Support.	CIAL agrees that the Rural Zones should be amended to recognise highly productive land. In particular, it considers that areas of land which are currently zoned rural and contain LUC 2 and 3 soils are inappropriate for urban rezoning.  CIAL notes further that the NPS-HPL is now in	Accept.

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				force and contains strong direction to avoid urban growth on highly productive land.	
Horticulture New Zealand (295.131)	Rural Zones – new policy	<p>The submitter seeks a new policy for farm workers / seasonal workers accommodation as follows:</p> <p><b><u>Farm workers and seasonal workers accommodation</u></b></p> <p><u>Provide for farm workers and seasonal workers accommodation on a site of a rural production activity.</u></p>	Neutral.	CIAL is neutral, provided this activity is classified as a residential activity such that the relevant rules applicable to residential activities and noise sensitive activities also applies.	Accept in part.
Horticulture New Zealand (295.136)	Rural Zones – new rules	<p>The submitter seeks to insert new rules for seasonal worker accommodation in rural zones and consequential amendment to R4 for minor residential units to increase the maximum GFA to 120m<sup>2</sup>.</p> <p>New rules proposed as follows:</p> <p><u>-RX Seasonal worker accommodation Activity status: PER Where:</u></p>	Oppose in part.	CIAL opposes these new rules to the extent that they may enable new noise sensitive activities to establish within the 50dB Ldn Air Noise Contour. This relief should only be applied to land outside of the Contour.	Accept in part.

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		<p><u>1. A maximum of 12 seasonal workers are accommodated on site at any one time.</u></p> <p><u>2. No additional formed accessways are to be created to any State Highway.</u></p> <p><u>3. The accommodation is used solely on a seasonal basis to meet labour requirements in the horticulture sector.</u></p> <p><u>4. The accommodation comprise of a combination of communal kitchen and eating areas and sleeping and ablution facilities.</u></p> <p><u>5. 1 parking space per 6 workers is provided on site</u></p> <p><u>6. The buildings comply with Code of Practice for Able Bodied Seasonal Workers, published by Dept of Building and Housing 2008.</u></p> <p><u>Activity status when compliance with GURZ-RX is not achieved: RDIS</u></p> <p><u>-RX Seasonal worker accommodation</u></p>			



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		<u>Activity Status: RDIS</u>  <u>Matters of discretion are restricted to:</u>  <u>RURZ-MD1- Natural environmental values</u>  <u>RURZ-MD3 - Character and amenity values of the activity</u>  <u>RURZ-MDX Seasonal workers accommodation</u>  <u>Activity Status when not achieved: N/A</u>			

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Horticulture New Zealand (295.137)	Rural Zones – new MDIS	<p>The submitter seeks a new matter of discretion for seasonal workers accommodation in rural zones as follows:</p> <p><u>..RZ-MDX Seasonal workers accommodation</u></p> <p><u>1. Methods to avoid, remedy or mitigate the effects on existing activities, including the provision of screening, landscaping and methods for noise control.</u></p> <p><u>2. The extent to which the application complies with the Code of Practice for Able Bodied Seasonal Workers, published by Dept of Building and Housing 2008</u></p>	Oppose in part.	CIAL opposes these new rules to the extent that they may enable new noise sensitive activities to establish within the 50dB Ldn Air Noise Contour. This relief should only be applied to land outside of the Contour.	Accept in part.
Barbara Giles (18.1)	Rural Lifestyle Zone	The submitter considers that the Proposed Plan should allow subdivision below 4ha in the Rural Lifestyle Zone so that farm houses surplus to requirements can be freed up to the market.	Oppose in part.	CIAL opposes subdivision less than 4ha as it may enable new noise sensitive activities to establish within the 50dB Ldn Air Noise Contour.	Reject the submission in so far as it relates to land within the 50dB Ldn Air Noise Contour.

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Canterbury Regional Council (316.190)	Kaiapoi Development Area	<p>The submitter considers that, given the range of issues to be addressed, a regular plan change process would better address the particular issues with the Kaiapoi Development Area. Reasons for this include that the Kaiapoi Development Area is partly located within the 50dB Ldn Airport Noise Contour and subject to a directive policy in the CRPS to avoid noise sensitive development.</p> <p>The submitter supports provision of a minimum net density of at least 15 households per hectare in new Residential Development Areas, or 12 households per hectare when there are constraints as expressed in the subdivision chapter.</p>	Support in part.	<p>CIAL agrees that there is a directive policy in the CRPS to avoid noise sensitive development within the 50dB Ldn Airport Noise Contour. At present CIAL considers that the Operative Contour and the two options for the Updated Contours (Annual Average and Outer Envelope) are relevant to the Proposed Plan process.</p> <p>CIAL is opposed to any new residential development within the 50dB Ldn Contour (operative or either of the updated remodelled contours).</p>	Accept in part.
Ngaire Wilkinson (23.1)	DEV-MILL-APP1	The submitter considers that, within DEV-MILL-APP1, Density Area B should be amended to achieve a minimum lot size of 2500m <sup>2</sup> and an average lot size of 4000m <sup>2</sup> .	Oppose in part.	A portion of the proposed site is within the Outer Envelope Updated Contour. The minimum lot size must not be reduced in this area as it may	Reject the proposed rezoning in so far as it relates to land within

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				enable an increase in noise sensitive activities.	the 50dB Ldn Air Noise Contour.
Malcolm Dartnell (240.5)	RESZ	The submitter suggests that more flexibility is required to encourage a range of section sizes and housing types. One option would be to provide for a low-density residential zone within the projected infrastructure areas of both Rangiora and Kaiapoi.	Neutral.	CIAL is neutral, provided the relevant rules applicable to residential activities and noise sensitive activities applies to any proposed low-density residential zone.	Neutral.
<b>REZONING REQUESTS</b>					
<p>The submissions listed below seek urban rezoning of land that is within the Operative 50dB Ldn Air Noise Contour, and/or the draft updated remodelled Annual Average 50dB Ldn Air Noise Contour and/or the draft remodelled Outer Envelope 50dB Ldn Air Noise Contour as shown in CIAL's original submission at <b>Appendix C</b>.</p> <p>Noise sensitive activities, including urban rezoning, must be avoided within the 50dB Ldn Contour as shown on Map A of the CRPS (the <i>Operative Contour</i>). Although the remodelling process of the updated contours (the <i>Updated Contours</i>) is still underway and the degree of change in the Air Noise Contours, if any, is still not known, the Updated Contours are relevant updated information in the Proposed Plan process as they depict areas subject to noise levels of 50dB Ldn or greater where new residential rezoning is inappropriate.</p> <p>During this interim period, CIAL considers that the Operative Contour and the two options for the Updated Contours (Annual Average and Outer Envelope) as shown in <b>Appendix A</b> to this further submission (the <i>Proposed Plan Contours</i>) are all relevant to the Proposed Plan as all are options that a decision maker might adopt as the area where noise sensitive activities should be avoided because of levels of exposure to airport noise. In addition to the submissions listed below, CIAL oppose any other urban rezoning requests for land within the Proposed Plan Contours.</p>					

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Graham and Sue Brown (53.1)	Rezoning	The submitter seeks to rezone 215 Jacksons Road, Ohoka, from Rural Lifestyle to Large Lot Residential.	Oppose.	The proposed site is within the Annual Average and Outer Envelope Updated Contours.	Reject the proposed rezoning in so far as it relates to land within the options for Proposed Plan Contours as shown in CIAL's submission.
W J Winter And Sons Ltd (257.2)	Rezoning	The submitter seeks to rezone 144 and 170 Main North Road, Kaiapoi, from Rural Lifestyle to Medium Density Residential.	Oppose.	The proposed site is within the Outer Envelope Updated Contour and the Operative Contour.	Reject the proposed rezoning in so far as it relates to land within the options for Proposed Plan Contours as shown in CIAL's submission.
Marie Bax (305.1)	Rezoning	The submitter seeks to rezone 128 Baynons Road from General Rural to Rural Lifestyle.	Oppose.	The proposed site is within the Annual Average and Outer Envelope	Reject the proposed rezoning in so

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				Updated Contours and the Operative Contour.	far as it relates to land within the options for Proposed Plan Contours as shown in CIAL's submission.
Waimakariri District Council (367.2)	Rezoning	The submitter seeks to rezone 91 Giles Road from Rural Lifestyle to General Residential.	Oppose.	The proposed site is within the Annual Average and Outer Envelope Updated Contours and the Operative Contour.	Reject the proposed rezoning in so far as it relates to land within the options for Proposed Plan Contours as shown in CIAL's submission.
Gregory David Murphy (13.1)	Rezoning	The submitter seeks to rezone 108 and 110 Williams Street, Kaiapoi, to residential.	Oppose.	The proposed site is within the Annual Average and Outer Envelope Updated Contours and the Operative Contour.	Reject the proposed rezoning in so far as it relates to land within

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					the options for Proposed Plan Contours as shown in CIAL's submission.
Fusion Homes (121.1)	Rezoning	The submitter seeks to rezone 261 Giles Road from Rural Lifestyle to General Residential.	Oppose.	The proposed site is within the Annual Average and Outer Envelope Updated Contours and the Operative Contour.	Reject the proposed rezoning in so far as it relates to land within the options for Proposed Plan Contours as shown in CIAL's submission.
David Colin and Fergus Ansel Moore AND Momentum Land Limited (173.1)	Rezoning.	The submitter seeks to rezone 147, 177 Ferry Road and 310 Beach Road from Rural Lifestyle to Residential Medium Density.	Oppose.	The proposed site is within the Annual Average and Outer Envelope Updated Contours.	Reject the proposed rezoning in so far as it relates to land within the options for Proposed Plan Contours

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					as shown in CIAL's submission.
David Cowley (244.1)	Rezoning.	The submitter seeks to rezone 405, 351 Bradleys Road and 547, 566 Mill Road from Rural Lifestyle to Large Lot Residential.	Oppose.	A portion of the proposed site is within the Outer Envelope Updated Contours.	Reject the proposed rezoning in so far as it relates to land within the options for Proposed Plan Contours as shown in CIAL's submission.
Suburban Estates and Landowners and Parties (208.1)	Rezoning	The submitter seeks to rezone a portion of land within the Kaiapoi Development Area from Rural Lifestyle to General Residential.	Oppose.	A portion of the proposed site is within the Outer Envelope Updated Contours.	Reject the proposed rezoning in so far as it relates to land within the options for Proposed Plan Contours as shown in



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					CIAL's submission.
Kainga Maha Urbis Group (206)	Rezoning	The submitter seeks to rezone 71 Adderley Terrace, Kaiapoi from General Residential to Medium Density.	Oppose.	A portion of the proposed site is within the Outer Envelope Updated Contours.	Reject the proposed rezoning in so far as it relates to land within the options for Proposed Plan Contours as shown in CIAL's submission.
Mike Greer Homes NZ Limited (332.1)	Rezoning.	The submitter seeks to add a new development area over land in Kaiapoi to provide for Medium Density Residential zoning.	Oppose.	The proposed site is within the Outer Envelope Updated Contour and the Operative Contour.	Reject the proposed rezoning in so far as it relates to land within the options for Proposed Plan Contours as shown in CIAL's submission.

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Williams Waimak Limited (239.1)	Rezoning.	The submitter seeks to rezone 12 Williams Street, Kaiapoi from General Residential to Medium Density Residential.	Oppose.	The proposed site is within the Annual Average and Outer Envelope Updated Contours and the Operative Contour.	Reject the proposed rezoning in so far as it relates to land within the options for Proposed Plan Contours as shown in CIAL's submission.
Paul Lupi (268)	Rezoning.	The submitter seeks to rezone all of the Kaiapoi urban area, including 71 Adderley Terrace to Medium Density Residential.	Oppose.	The proposed site is within the Outer Envelope Updated Contour.	Reject the proposed rezoning in so far as it relates to land within the options for Proposed Plan Contours as shown in CIAL's submission.

Submitter name and submission point	Provision	Decision requested by submitter	CIAL support / oppose	Reasons for CIAL's support / oppose	Decision sought by CIAL
Waimakariri District Council (367.20)	Rezoning.	The submitter seeks to rezone 261 Giles Road from Rural Lifestyle to General Residential.	Oppose.	The proposed site is within the Annual Average and Outer Envelope Updated Contours and the Operative Contour.	Reject the proposed rezoning in so far as it relates to land within the options for Proposed Plan Contours as shown in CIAL's submission.
Michael and Jean Shulter (407.4)	Rezoning.	The submitter seeks to rezone 237 Johns Road to General Residential and Medium Density Residential.	Oppose.	The proposed site is within the Operative Contour.	Reject the proposed rezoning in so far as it relates to land within the options for Proposed Plan Contours as shown in CIAL's submission.

Submitter name and submission point	Provision	Decision requested by submitter	CIAL support / oppose	Reasons for CIAL's support / oppose	Decision sought by CIAL
Waimakariri District Council (367.1)	Rezoning.	The submitter seeks to amend the planning maps to correct unintentional zoning in Kaiapoi as Medium Density Residential Zone and show zoning as General Residential Zone.	Oppose.	Parts of Kaiapoi are within the Annual Average and Outer Envelope Updated Contours and the Operative Contour.	Reject the submission in so far as it enables residential development within the options for Proposed Plan Contours as shown in CIAL's submission.
Survus Consultants Ltd (250)	Rezoning.	The submitter seeks to rezone the Kaiapoi Development Area for urban development.	Oppose.	Parts of Kaiapoi are within the Annual Average and Outer Envelope Updated Contours and the Operative Contour.	Reject the submission in so far as it enables residential development within the options for Proposed Plan Contours as shown in CIAL's submission.


<b>Submitter name and submission point</b>	<b>Provision</b>	<b>Decision requested by submitter</b>	<b>CIAL support / oppose</b>	<b>Reasons for CIAL's support / oppose</b>	<b>Decision sought by CIAL</b>
Martin Pinkham (184)	Rezoning.	The submitter seeks to rezone all of the Kaiapoi Urban Area to Medium Residential.	Oppose.	Parts of Kaiapoi are within the Annual Average and Outer Envelope Updated Contours and the Operative Contour.	Reject the submission in so far as it enables residential development within the options for Proposed Plan Contours as shown in CIAL's submission.
David Colin and Fergus Moore AND Momentum Land Limited (173)	Rezoning.	The submitter seeks to rezone the Kaiapoi Outline Development Plan area to Medium Density Residential.	Oppose.	Parts of Kaiapoi are within the Annual Average and Outer Envelope Updated Contours and the Operative Contour.	Reject the submission in so far as it enables residential development within the options for Proposed Plan Contours as shown in CIAL's submission.

Submitter name and submission point	Provision	Decision requested by submitter	CIAL support / oppose	Reasons for CIAL's support / oppose	Decision sought by CIAL
Sarbaz Estates Limited (133.1)	RESZ	The submitter seeks to amend the planning maps to merge the General Residential Zones of Rangiora and Kaiapoi into the Medium Density Residential Zone.	Oppose.	<p>Parts of Kaiapoi are within the 50dB Ldn Air Noise Contour.</p> <p>Residential development, particularly at medium density, is inappropriate within the 50dB Ldn Air Noise Contour.</p>	Reject the submission in so far as it relates to land within the options for the 50dB Ldn Air Noise Contour as shown in CIAL's submission.



## Proposed Plan 50dB Ldn Air Noise Contour for Christchurch International Airport



 Annual Average

 Outer Envelope

 Operative