

# **PROPOSED PLAN CHANGE – MEMORIAL BUSINESS PARK**

## **SUMMARY OF SUBMISSIONS**



**PROPOSED PLAN CHANGE  
MEMORIAL BUSINESS PARK**

**SUMMARY OF DECISIONS SOUGHT IN SUBMISSIONS**

**INTRODUCTION**

The period for making submissions on the Memorial Business Park plan change request closed on 16 February 2015. This is the second stage of the public submission process where people have the opportunity to make further submissions.

Further submissions give the opportunity to either support or oppose the submissions already received. However, further submissions can only be made by a person representing a relevant aspect of the public interest or by a person that has an interest in the plan change that is greater than the interest of the general public. It is not another opportunity to make fresh submissions on the Plan Change itself, as a further submission can only be in support of or in opposition to a submission already made to the Council (refer to the summary below) .

**THE SUMMARY**

Submitter	Submission No.	Decision No.	Request	Decision Sought	Wishes to be heard?
Craig Murphy	<b>M01</b>	<b>D1</b>	Conditional support	Concerned with the Parking Provisions for Office and Retail Buildings.	<b>No</b>
W.S Bacon	<b>M02</b>	<b>D1</b>	Support	No decision requested.	<b>No</b>
Rodger Donald Linton	<b>M03</b>	<b>D1</b>	Oppose	Oppose the rezoning of the proposed land from current Rural 5/Rural 5 Airport influence to Business/Industrial.	<b>Yes</b>
		<b>D2</b>	Conditional support	The rezoning of the MBP site must be made in conjunction with all the Rural 5 land in this area of the North West review.	
		<b>D3</b>	Oppose	Oppose the proposed development of business/industrial operations on this site as it is uncharacteristic of the surrounding residential communities.	
		<b>D4</b>	Oppose	Oppose the inclusion of the following activities: Activity Industrial – P1 Industrial Activity and P2 Warehousing and distribution activities Activity commercial – P9 Service Station	
		<b>D5</b>	Oppose	Oppose the designation of parking lots within the proposed CIAL REPA Zone.	

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		<b>D6</b>	Oppose	Oppose Built form standards 16.4.5.2 as outlined in the proposed MBP plan change.	
		<b>D7</b>	Oppose	Oppose Built Form Standard 16.4.5.2.1 (Maximum height of buildings and fencing).	
		<b>D8</b>	Oppose	Oppose Built Form Standards 16.4.5.2.3 (Minimum building setbacks from road boundary).	
		<b>D9</b>	Oppose	Oppose Built form Standards 16.4.5.2.4 (Minimum setbacks from eastern boundary & residential activity).	
		<b>D10</b>	Oppose	Oppose Built Form Standards 16.4.5.2.7 (Landscaped areas).	
		<b>D11</b>	Oppose	Oppose the non-complying activities description in Rule 16.4.5.1.5, NC7	
		<b>D12</b>	Oppose	Oppose Rule 16.4.5.2.10 (Hours of deliveries).	
The Avonhead Community Group Inc.	<b>M04</b>	<b>D1</b>	Oppose	Opposes the rezoning from Rural 5 to Industrial Park Zone	<b>Yes</b>
		<b>D2</b>	Defer	ACG seek to defer the decision on the MAIL site to Phase 2 of the DPR.	
		<b>D3</b>	Conditional Support	Seeks that Russley Road is maintained as a demarcation permanently.	
		<b>D4</b>	Conditional Support	Seeks that there should be neither vehicular nor pedestrian access to the MAIL site from Avonhead Road.	
Canterbury District Health Board	<b>M05</b>	<b>D1</b>	Conditional support	Seek that the NES does not apply at the plan change stage and that a full assessment of the risk is specified as a condition of the development.	<b>No</b>
		<b>D2</b>	Conditional support	Seek a high level of stormwater treatment be specified as a condition of the development.	
		<b>D3</b>	Conditional support	Seek that the installation of the additional infrastructure to supply adequate quantities of drinking water is specified as a condition of the development.	
		<b>D4</b>	Support	That a temporary solution for the appropriate disposal of sewage is specified as a condition of the development.	
		<b>D5</b>	Conditional support	Seek that standing water at the site is restricted in order to avoid not only attracting wildlife but also the creation of potential mosquito habitats.	

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		<b>D6</b>	Conditional support	Seek compliance with universal design principles is specified as a condition of the development.	
		<b>D7</b>	Support	The integration of Crime Prevention through Environmental Design (CPTED) principles into the design guidelines.	
		<b>D8</b>	Support	The creation of a well-connected street design that caters for all mode users especially pedestrians and cyclists.	
		<b>D9</b>	Support	The inclusion of open spaces that encourage a pedestrian friendly environment.	
Christchurch City Council	<b>M06</b>	<b>D1</b>	Conditional support	Plan change request as notified be retained unless sought otherwise in this submission.	<b>Yes</b>
		<b>D2</b>	Support	Retain the following rules as notified: Rule NC4, 16.4.5.1.5 Rule NC5, 16.4.5.1.5 Rule NC7, 16.4.5.1.5	
		<b>D3</b>	Amend	<p><b>Amend</b> Objective 16.1.2 as follows:</p> <p>(a) <i>Adverse effects of industrial activities and development on the environment are avoided, remedied or mitigated and the level of amenity anticipated in the adjoining zone is not adversely affected by industry.</i></p> <p>(b) <i>Industrial sites visible from the road have a higher level of visual amenity, particularly <u>in</u> the Industrial General Zone (North Belfast) <del>and</del>, Industrial Heavy Zone (South West Hornby) <u>and</u> <b><u>Industrial Park zone (Memorial Avenue)</u></b> that are in highly prominent locations and act as gateways to the City.</i></p> <p>(c) <i>The cultural values of Ngāi Tahu/manawhenua are recognised, protected and enhanced through the use of indigenous species in landscaping and tree planting, a multi-value approach to stormwater management in greenfield areas, and the protection</i></p>	

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				<i>and enhancement of waahi tapu and waahi taonga including waipuna.</i>	
		<b>D4</b>	Amend	<p><b>Amend</b> 16.1.2.1 Policy 8 as follows:</p> <p>(a) <i>Development shall enhance the visual amenity of industrial sites along street frontages through landscaping and tree planting, and the location of the office component of the industrial activity on the street frontage, while providing for passive surveillance of public space.</i></p> <p>(b) <i>To encourage the use of indigenous species, appropriate to the local environment, in landscaping and tree planting to recognise the cultural values of Ngāi Tahu/manawhenua.</i></p> <p>(c) <b><u>Maintain the amenity values along Memorial Avenue and its function as a war memorial and visitor gateway through the provision of buildings of a high visual and aesthetic quality, limited signage, a large building setback and landscaping along the frontage with Memorial Avenue.</u></b></p>	
		<b>D5</b>	Delete	<p><b>Delete</b> Rule P6, 16.4.5.1.1 and consequential amendments including:</p> <p>i. Deletion of rule RD5, 16.4.5.1.3</p> <p>ii. Deletion of 16.4.5.3.5 (Matters of Discretion: Retail Activities).</p>	
		<b>D6</b>	Amend	<p>Should Rule P6, 16.4.5.1.1 be retained in its current or modified form, amend the Matters of Discretion (16.4.5.3.5) as follows:</p> <p>a. <del>The extent to which the additional gross floor area of retail activity avoids significant adverse effects on the function and efficient use of the central business district and Christchurch City district centres; and</del></p>	

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				<p><del>b. The extent to which the additional gross floor area of retail activity limits significant adverse effects on the recovery of the central business district, including undermining the recovery following the Canterbury earthquakes of 2010 and 2011</del></p> <p><del>c. The extent to which the additional gross floor area of retail activity limits significant adverse effects on communities who rely on the central business district, and Christchurch City district centres for their social and economic well-being; and</del></p> <p><i>a. <u>The extent to which the retail activity supports the function of the Central City, Key Activity Centres and Neighbourhood Centres as the focal points for the community while giving primacy to the Central City;</u></i></p> <p><i>b. <u>The extent to which the retail activity supports the recovery of the Central City, Key Activity Centres and Neighbourhood centres in the short to medium term, and enhances the vitality and amenity of centres;</u></i></p> <p><i>c. Consistency with the objectives and policies in the industrial chapter; and</i></p> <p><i>d. <u>The extent to which additional retail activity affects the function of the industrial Park zone (Memorial Avenue) as a location for primarily industrial activity.</u></i></p> <p><i>e. <u>The extent to which the retail activity serves the needs of workers and visitors to the industrial area.</u></i></p> <p><i>f. <u>The impact of the retail activity on the ability of existing or future permitted industrial activities to</u></i></p>	

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				<p><u>operate or establish without undue constraint.</u></p> <p>g. <u>The effect of the retail activity on the capacity to accommodate future demand for industrial activities.</u></p> <p>h. <u>The extent to which the retail activity is ancillary to the primary use of a site for industrial activities.</u></p> <p>i. <u>The extent to which the retail relates to and is ancillary to an industrial activity on an adjoining or nearby site within the zone.</u></p> <p>j. <u>The extent to which the retail; activity contributes to the accumulation of other non-industrial activities that may discourage or displace industrial activities.</u></p> <p>k. <u>Whether there are any benefits of a retail activity providing a buffer between industrial activities and more sensitive land use activities.</u></p> <p>l. <u>The extent to which the retail activity is accessible by a range of modes of transport for communities served by the activity.</u></p>	
		<b>D7</b>	Amend	<p>Amend Rule NC6, 16.4.5.1.5 to state:</p> <p>“Any activity which results in the <del>daily average</del> <b><u>instantaneous</u></b> sewage flow from the site <del>to exceeding 0.090,5</del> <b><u>0.5</u></b> l/s/ha</p>	
		<b>D8</b>	Amend	<p>Amend Rule 16.4.5.2.9 by amending the wording under the heading “<b>Permitted</b>” to read as follows:</p> <p><b><u>Any activity that does not discharge to the Council’s reticulated wastewater network u</u></b>Until the upgrade of the <b><u>Upper</u></b> Riccarton Interceptor Sewer <del>there shall be no discharge of wastewater from the zone to the Council’s reticulated wastewater network.</del> <b><u>to provide capacity to accommodate additional wastewater flows</u></b></p>	



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		<b>D9</b>	Amend	Amend the Options Design Report to: <ul style="list-style-type: none"> <li>i. Remove “Stormwater facility associated with open space” from the area identified as “Key open space locations”; and</li> <li>ii. Identify proposed areas for stormwater management.</li> </ul>	
		<b>D10</b>	Amend	Amend Rule 16.4.5.2.3 (d) (Minimum Building Setback from road boundaries) by deleting <b>10 metres</b> and substituting <b>20 metres</b> under the headings <b>Permitted</b> and <b>Restricted Discretionary</b>	
		<b>D11</b>		Delete Activity Specific Standard (a) for activities P1 and P2 of Rule 16.4.5.1.1.	
		<b>D12</b>	Amend	Amend Rule 16.4.5.2.10 by changing the activity status from Non-complying to Restricted Discretionary.	
		<b>D13</b>	Amend	Amend Rule 16.4.5.2.11 by changing the activity status from Non-complying to Restricted Discretionary.	
Chief Executive of the Canterbury Earthquake Recovery Authority for and on behalf of the Crown	<b>M07</b>	<b>D1</b>	Support in part	Supports the rezoning of the MAIL site to enable industrial activity, but the MBP Proposal’s intensity and range of commercial activities and visitor accommodation is not supported.	<b>Yes</b>
		<b>D2</b>	Conditional support	Supports the inclusion of an Outline Development Plan (ODP), however, it is considered that the ODP proposed does not fully give effect to Policy 6.3.3 of the RPS.	
		<b>D3</b>	Oppose	Amend Rule 16.4.5.1.1(P6) to only allow for the following types of commercial activities: <ul style="list-style-type: none"> <li>- Yard based and trade based activities,</li> <li>- Emergency services,</li> <li>- Activities that support the needs of worker and businesses in the zone,</li> <li>- Activities that are ancillary to permitted activities in the industrial zone</li> </ul>	
		<b>D4</b>	Oppose	Amend Rule 16.4.5.1.1(P11) to only allow for office development that is ancillary to a permitted activity in the	

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				Industrial Zone.	
		D5	Oppose	Delete P14 Guest accommodation from Rule 16.4.5.1.1 Permitted activities P14 – Guest accommodation.	
		D6	Support	Retain Rule 16.4.5.1.1 (P17) – Emergency Service Facility as notified.	
		D7	Oppose	Amend Rule 16.4.5.1.3 RD5 Retail Activity – <del>16.4.5.3.3</del> <b><u>16.4.5.3.5</u></b>	
		D8	Support in part	Amend the location of the access points as indicated on the ODP in conjunction with NZTA	
		D9	Oppose	<p>Amend the Built form standards in 16.4.5.2 to include the following additional standard:</p> <p><b><u>“16.4.5.2.12- Water supply for fire fighting</u></b>  <i><u>“Sufficient water supply and access to water supplies for fire fighting shall be made available to all buildings via Council’s urban fully reticulated water supply system and in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice (SNZ PAS:4509:2008)”</u></i></p> <p>As a consequence , amend Rule 16.4.5.1.3 RD2 to include a further matter of discretion as follows:  <i><u>h. Water supply and access for fire fighting – 16.6.1.11 (Proposal 16 Industrial)</u></i></p> <p>and add the following matter of discretion to 16.6.1</p> <p><b><u>“16.6.1.11 Water supply for fire fighting</u></b>  <i><u>Whether sufficient fire fighting water supply provision is available to ensure the health and safety of the community, including neighbouring properties, is provided”.</u></i></p>	

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		<b>D10</b>	Oppose	Amend Standard 16.4.5.2.7 to include the following additional clause as follows:  <u>“(g) The built form standard in clauses a. and b. above shall not apply where the development is an emergency service facility.”</u>	
		<b>D11</b>	Oppose	Add new clause b. to confirm what consent regime will be applied for signage in the remainder of the site, and to ensure that NZTA is considered to be an affected party for signage consents which front onto the State Highway 1.	
		<b>D12</b>	Oppose	Add Non-complying activity rule: Development within the site should not commence prior to completion of the Western Corridor project from Harewood to Yaldhurst including the Memorial interchange and the southern airport access (Dakota Park) being operational.	
		<b>D13</b>	Oppose	Amend Rule 4.5.2.3(d) to increase the minimum set back from Memorial Avenue.	
		<b>D14</b>	Support in part	Amend Rule 16.4.5.3.2 to give greater direction in terms of character and design.	
		<b>D15</b>	Support in part	Amend the outline development plan to identify the staging of development and subdivision.	
		<b>D16</b>	Support in part	Amend the ODP by revising the indicated internal road layout to avoid safety conflicts with State Highway 1 and its proposed on-ramp.	
		<b>D17</b>	Support in part	Amend the ODP to reflect any alterations to the location of the access points that may be required.	
		<b>D18</b>	Oppose	Amend the MBP Proposal so that it provides protection for the aquifer running through the MAIL site to ensure it is not degraded or compromised.	
Airways Corporation of New Zealand Limited	<b>M08</b>	<b>D1</b>	Conditional support	Seek the opportunity to have input on the detailed lighting design that shall be permitted in the Memorial Business Park.	<b>Yes</b>
		<b>D2</b>	Conditional support	Memorial Avenue Investments Limited shall liaise with Airways to ensure the detail design of all lighting	

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				associated with the Business Park does not result in any adverse effect on Airways operations.	
		D3	Conditional support	Seek details of the Built Form Standards or Key Structuring Elements for lighting provisions within Memorial Business Park.	
Antony Thomas Gough	M09	D1	Oppose	Oppose the proposed zoning at this stage as this is a critical time for the redevelopment of our CBD. This proposal should be put on hold for at least ten years to allow the developments in the CBD to get established.	Yes
Errol Smith	M10	D1	N/A	No decision requested	N/A
Christchurch International Airport Limited (CIAL)	M11	D1	Support	Supports the definition of 'Education activities'	Yes
		D2	Amend	Amend the definition for 'guest accommodation' as follows: <i>"means the use of land and/or buildings for transient residential accommodation offered at a tariff, which may involve the sale of alcohol and/or food to in-house guests, and the sale of food, with or without alcohol, to the public. Guest accommodation includes <b>hotels, resorts, motels, motor and tourist lodges, hostels and camping grounds.</b>"</i>	
		D3	Amend	Amend the definition for 'office' as follows:  Means any of the following:  1. administrative offices where the administration of an organisation, whether trading or non-trading, is conducted and includes bank administration offices; and  2. professional offices where professional services are available and carried out and includes the offices of accountants, solicitors, architects, surveyors, engineers and consultants.  3. <b><u>commercial office means a business not elsewhere</u></b>	

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				<b><u>defined as a commercial service where trade (other than that involving the immediate exchange of money for goods or the display or production of goods) is transacted</u></b>	
		<b>D4</b>	Support	Support the proposed definition for 'activity'.	
		<b>D5</b>	Amend	Amend the definition of 'Residential unit' as follows:  Means a self-contained building (or group of buildings including accessory buildings) used for a residential activity by one or more persons who form a single household unit. For the purposes of this definition:  1. a building used for emergency or refuge accommodation shall be deemed to be used by a single household;  2. where there is more than one kitchen on a site (other than a kitchen in a family flat) there shall be deemed to be more than one residential unit;  3. a residential unit may include no more than one family flat as part of that residential unit; <del>and</del>  <del><b>4. a residential unit may be used as a holiday home provided it does not involve the sale of alcohol, food or other goods.</b></del>	
		<b>D6</b>	Amend	Amend the definition of 'Retail activity' as follows:  Means the use of land and/or buildings for displaying or offering goods for sale or hire to the public and includes food and beverage outlets, second-hand goods outlets, food courts and commercial mail order or internet-based transactions. <del>It excludes</del> trade suppliers, yard-based suppliers and service stations.	
		<b>D7</b>	Amend	Amend the definition for 'sensitive activities' as follows:	

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				<p>b. in relation to noise:</p> <p>residential activities, including family flats and any elderly persons' housing units or complex, <b><u>retirement village</u></b>, but excluding those in conjunction with rural activities that comply with the rules in the relevant district plans as at 23 August 2008;</p> <p>education activities including pre-schools, but not including flight training, <del>or trade training</del> or other <del>trade and</del> industry <b><u>related</u></b> training facilities located <b><u>within the Special Purpose (Airport) Zone in the Christchurch District Plan on land rezoned or legally used for commercial or industrial activities</u></b>;</p> <p>guest accommodation, except that which is designed, constructed and operated <b><u>for short term stays and</u></b> to a standard to mitigate the effects of aircraft noise on occupants within the airport noise contours;</p> <p>health care facilities;</p>	
		<b>D8</b>	Support	Support continuing use of non-complying activity status in NC3.	
		<b>D9</b>	Conditional support	Seeks that the nature of guest accommodation be defined such that it is only 'non-sensitive activity' guest accommodation (if any) that is provided for in P14. In the alternative, guest accommodation should be determined as a non-complying activity under NC3.	
		<b>D10</b>		The use of insulation is supported, but it should not be used as a means to justify a different approach to sensitive activities in the particular case of guest accommodation. Any insulation should be consistent with that provided elsewhere in the final provisions of proposed District Plan.	

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		D11		<p>Add a new Activity Standard</p> <p><b><u>RD1 Bird Strike risk activities</u></b></p> <p><b><u>Activity</u></b>  <u>RD'X' Bird strike risk activities within 13 kilometres of the edge of the Christchurch Airport runways.</u></p> <p><b><u>The Council's Discretion shall be limited to the following matters:</u></b>  <u>Assessment matter Xxxx Management of bird strike risk on Christchurch International airport operations</u></p>	
		D12		<p>Add a new Built Form Standard with a Restricted Discretionary status:</p> <p><u>Within 13km of the end of Christchurch International Airport runways, there shall be no creation of water bodies that form a Bird Strike Risk Activity, except for stormwater facilities for the disposal and/or treatment of stormwater. Any stormwater facilities must be designed, operated and managed (including the margins and plantings) to avoid attracting bird species which constitute a hazard to aircraft. The stormwater system shall be certified by a suitably qualified person to the following standards:</u></p> <p><u>a. The design, operation and management of the stormwater system shall avoid attracting bird species which constitute a hazard to aircraft;</u></p> <p><u>b. Stormwater infiltration basins are designed to fully drain within 48 hours of the cessation of a 2% AEP storm event;</u></p> <p><u>c. Rapid soakage overflow chambers in sufficient capacity to minimise any ponding of stormwater outside of the infiltration basin areas;</u></p>	

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				<p><i>d. The use of plant species within the basin (including its margins) that are suitable for inundation by stormwater and are not attractive to birds; and</i></p> <p><i>e. Basin size and side slope dimensions that are suitable for stormwater management and are not attractive to birds.</i></p> <p>Any application arising from non-compliance with this rule will only require written approval from Christchurch International Airport Limited.</p>	
		<b>D13</b>		<p>Add new assessment matters as follows:</p> <p><i>a. The extent to which the proposed bird strike risk activity will be attractive to birdlife that might pose a bird strike risk to the operation of Christchurch International Airport Limited;</i></p> <p><i>b. Whether a management plan has been developed that demonstrates there will be ongoing operation and maintenance of the stormwater system or Bird Strike Risk Activity to minimise bird strike risk for the life of the stormwater system or activity, and whether that plan has been developed in consultation with Christchurch International Airport Limited.</i></p> <p>If, in the alternative, CIAL's alternative approach is adopted (i.e. by including zone specific provisions with the proposed MBPPC), this could include an express requirement for a bird management plan (e.g. <i>inter alia</i> in 16.4.5.2.7 and 16.4.5.3.2) with reference to the matters set out in the <i>Discussion</i> column.</p>	
		<b>D14</b>		A new Built Form Standard be included "Lighting and Glare" that includes the standards set out.	
		<b>D15</b>		Seeks consistency with the provisions being sought by CIAL through the proposed District Plan review process	



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				(including ensuring infrastructure is available for any development).	
		<b>D16</b>		Seeks either: <ul style="list-style-type: none"> <li>- A stronger policy framework around when a non-complying activity might be appropriate; or</li> <li>- That any activity not complying with Rule 16.4.5.2.9 is a prohibited activity.</li> </ul>	
		<b>D17</b>		Seek that the simulation modelling undertaken for the proposed MBPPC be extended to include the signalised intersection of Memorial Avenue / Ron Guthery Drive / Peter Leeming Drive.	
		<b>D18</b>		Seeks that as part of the hearing process the ability to view the calibration report for the simulation model to better understand the full assessment of traffic effects.	
		<b>D19</b>		Requests that the red shaded area within the site is controlled through the existing rule provisions (or an equivalent) for the REPA, including: <ul style="list-style-type: none"> <li>- Rule 6.2 Prohibited activity (Volume 3, Par 9); and</li> <li>- Rule 6.3.4 Approach Surfaces</li> </ul>	
		<b>D20</b>		Seeks consistency in terms of REPA management across all the REPA areas.	
		<b>D21</b>		That rule P11 be deleted and offices be made discretionary activity consistent with other Industrial zones.	
		<b>D22</b>		Seeks that the current ambiguity around guest accommodation be removed.  To the extent that guest accommodation is a sensitive activity, a permitted activity standard is not appropriate.	
		<b>D23</b>		Seek that Rule P6 be deleted and that the retail activities be made a discretionary activity consistent with other Industrial zones.	
		<b>D24</b>		Seeks consistency between the final provisions of plan	

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				change 84 and the proposed MBPPC.	
Commodore Airport Hotel Limited	M12	D1	Oppose	Oppose the rezoning of the MBP in its current form.	Yes
		D2	Retain	Seek the proposed MBP land to retain its rural zoning.	
Avon Hotel Limited	M13	D1	Oppose	Decline the proposal	Yes
		D2		As an alternative and less preferred option, amend the proposal to narrow the range and scale of activities enabled to industrial activities.	
Andrew Centre	M14	D1	Oppose	Decline the proposal	Yes
		D2		As an alternative and less preferred option, amend the proposal to narrow the range and scale of activities enabled to industrial activities.	
Jared and Sarah Murtha	M15	D1	Oppose	Decline the proposal	No
Sarah Joan Murtha	M16	D1	Delete	Decline the proposal	No
N Perry	M17	D1	Oppose	Oppose the rezoning of the land to Industrial Park Zone.	N/A
Memorial Avenue Investment Limited	M18	D1	Support	Support re-zoning of land for 'industrial park' or similar use	Yes
		D2	Amend	Status of buildings within zone from permitted to controlled	
		D3	Amend	Amend the Outline Development Plan	
		D4	Oppose	Preventing industrial, warehouse and trade supplier uses on road frontage areas	
		D5	Amend	Amending built form standards	
		D6	Conditional support	Providing increased retail and office activities	

Submitter	Submission No.	Decision No.	Request	Decision Sought			Wishes to be heard?			
		D7	Amend	Amend 16.4.5.1.1 by <ul style="list-style-type: none"><li>Adding P6 – Supermarket</li></ul> <table><tr><td><u>P6</u></td><td><u>Supermarket</u></td><td><u>a. No more than one supermarket within the zone.</u> <u>b. The maximum gross leasable floor area shall be 4,200m<sup>2</sup>.</u></td></tr></table>			<u>P6</u>	<u>Supermarket</u>	<u>a. No more than one supermarket within the zone.</u> <u>b. The maximum gross leasable floor area shall be 4,200m<sup>2</sup>.</u>	
		<u>P6</u>	<u>Supermarket</u>	<u>a. No more than one supermarket within the zone.</u> <u>b. The maximum gross leasable floor area shall be 4,200m<sup>2</sup>.</u>						
D8	Delete	Delete Built Form Standards P6 in Rule 16.4.5.1.1: <table><tr><td><del>P6</del></td><td><del>Retail activity unless specified below</del></td><td><del>Retail Activity within the Industrial Park (Memorial Avenue) Zone shall:</del> <del>a. be limited to a total of 4100m<sup>2</sup> glfa across the Outline Development Plan area in Appendix 16.7.10; and</del> <del>b. for single retail tenancies of less than 450m<sup>2</sup> glfa, not exceed 800m<sup>2</sup> glfa across the Outline Development Plan area in Appendix 16.7.10; and</del> <del>c. have a minimum of 20% of the ground floor elevation facing the street comprised of visually transparent glazing.</del></td></tr></table>			<del>P6</del>	<del>Retail activity unless specified below</del>	<del>Retail Activity within the Industrial Park (Memorial Avenue) Zone shall:</del> <del>a. be limited to a total of 4100m<sup>2</sup> glfa across the Outline Development Plan area in Appendix 16.7.10; and</del> <del>b. for single retail tenancies of less than 450m<sup>2</sup> glfa, not exceed 800m<sup>2</sup> glfa across the Outline Development Plan area in Appendix 16.7.10; and</del> <del>c. have a minimum of 20% of the ground floor elevation facing the street comprised of visually transparent glazing.</del>			
<del>P6</del>	<del>Retail activity unless specified below</del>	<del>Retail Activity within the Industrial Park (Memorial Avenue) Zone shall:</del> <del>a. be limited to a total of 4100m<sup>2</sup> glfa across the Outline Development Plan area in Appendix 16.7.10; and</del> <del>b. for single retail tenancies of less than 450m<sup>2</sup> glfa, not exceed 800m<sup>2</sup> glfa across the Outline Development Plan area in Appendix 16.7.10; and</del> <del>c. have a minimum of 20% of the ground floor elevation facing the street comprised of visually transparent glazing.</del>								

Submitter	Submission No.	Decision No.	Request	Decision Sought			Wishes to be heard?			
		D9	Delete	Delete Built Form Standard P7 in Rule 16.4.5.1.1: <table><tr><td>P7</td><td><del>Ancillary Retail Activity unless specified below.</del></td><td><del>Any Ancillary Retail Activity shall either:</del>  <del>a. occupy no more than 250m<sup>2</sup> or 25% of the gross floor area of all buildings on the site, whichever is the lesser; and</del>  <del>b. be located at the front of buildings facing the street, except on rear sites;</del>  <del>and</del>  <del>d. a minimum of 20% of the ground floor elevation facing the street shall have visually transparent glazing.</del></td></tr></table>				P7	<del>Ancillary Retail Activity unless specified below.</del>	<del>Any Ancillary Retail Activity shall either:</del>  <del>a. occupy no more than 250m<sup>2</sup> or 25% of the gross floor area of all buildings on the site, whichever is the lesser; and</del>  <del>b. be located at the front of buildings facing the street, except on rear sites;</del>  <del>and</del>  <del>d. a minimum of 20% of the ground floor elevation facing the street shall have visually transparent glazing.</del>
		P7	<del>Ancillary Retail Activity unless specified below.</del>	<del>Any Ancillary Retail Activity shall either:</del>  <del>a. occupy no more than 250m<sup>2</sup> or 25% of the gross floor area of all buildings on the site, whichever is the lesser; and</del>  <del>b. be located at the front of buildings facing the street, except on rear sites;</del>  <del>and</del>  <del>d. a minimum of 20% of the ground floor elevation facing the street shall have visually transparent glazing.</del>						
D10	Amend	Amend 16.4.5.1.1 by adding Built Form Standard P7 as follows: <table><tr><td>P7</td><td><u>Retail Activity not otherwise permitted</u></td><td><u>a. For retail tenancies greater than 450m<sup>2</sup> gross leasable floor area, retailing shall not exceed</u></td></tr></table>			P7	<u>Retail Activity not otherwise permitted</u>	<u>a. For retail tenancies greater than 450m<sup>2</sup> gross leasable floor area, retailing shall not exceed</u>			
P7	<u>Retail Activity not otherwise permitted</u>	<u>a. For retail tenancies greater than 450m<sup>2</sup> gross leasable floor area, retailing shall not exceed</u>								

Submitter	Submission No.	Decision No.	Request	Decision Sought		Wishes to be heard?
					<p><u>23,800m<sup>2</sup> gross leasable floor area in total within the zone; and</u></p> <p><u>b. For retail tenancies less than 450m<sup>2</sup> gross leasable floor area, retailing shall not exceed:</u></p> <p><u>i. 3,000m<sup>2</sup> gross leasable floor area in total within the zone prior to 1 January 2017;</u></p> <p><u>ii. 7,000m<sup>2</sup> gross leasable floor area in total within the zone after 1 January 2017.</u></p> <p><u>c. Retail activities shall have a minimum of 20% of the ground floor elevation facing the street comprised of visually transparent glazing.</u></p> <p><u>Note: Buildings are controlled activities. Applications for consent for retail activities will need to include details of the gross leasable floor</u></p>	

Submitter	Submission No.	Decision No.	Request	Decision Sought			Wishes to be heard?
						area to demonstrate compliance with this rule. Council will maintain records of total retail tenancies within the zone.	
		D11	Amend	Amend Rule 16.4.5.1.1 Built Form Standard P8 as follows:			
				P8	Food and Beverage Outlet <del>unless specified below</del>	a. The maximum gross leasable floor area per tenancy shall be 150m <sup>2</sup> .  <del>b. The activity shall only operate between the hours of 7am and 7pm. Refer to NC5 in 16.4.5.1.5 for Food and Beverage Outlets on sites adjoining or within 50 metres of Memorial Avenue or Russley Road.</del>	
		D12	Amend	Add Rule 16.4.5.1.1 Built Form Standard P9 as follows:			
				P9	Trade suppliers	a. Nil	
D13	Amend	Add Rule 16.4.5.1.1 Built Form Standard P10 as follows:					
		P10	Yard based suppliers	a. Nil			
D14	Amend	Amend Rule 16.4.5.1.1 Built Form Standard P11 as follows:					

Submitter	Submission No.	Decision No.	Request	Decision Sought			Wishes to be heard?
				<div><div>P11</div><div>Service station</div><div>a. Nil</div></div>			
		D14	Amend	Amend Rule 16.4.5.1.1 Built Form Standard P12 as follows:			
				<div><div>P12</div><div>Commercial Service</div><div>a. Nil</div></div>			
		D15	Amend	Delete Rule 16.4.5.1.1 Built Form Standard P11 as follows:			
				<div><div>P11</div><div><div>Office Activity unless specified below</div><div>Office Activity within the Industrial Park Zone (Memorial Avenue) shall:  a. be limited to a total of 5000m<sup>2</sup> across the Outline Development Plan areas; and  b. be located at the front of buildings facing the street, except on rear sites; and  c. a minimum of 20% of the ground floor elevation facing Memorial Avenue, Russley Road or Avonhead Road shall have visually transparent glazing.</div></div></div>			
		D16	Amend	Delete Rule 16.4.5.1.1 Built Form Standard P12 as follows:			
				<div><div>P12</div><div>Ancillary Office</div><div>Any Ancillary Office</div></div>			

Submitter	Submission No.	Decision No.	Request	Decision Sought			Wishes to be heard?
					Activity	Activity shall:  <del>a. occupy no more than 500m<sup>2</sup> or 30% of the gross floor area of all buildings on the same site, whichever is the lesser; and</del>  <del>b. be located at the front of buildings facing the street, except on rear sites; and</del>  <del>c. a minimum of 20% of the ground floor elevation facing the street shall have visually transparent glazing.</del>	
		D17	Amend	Amend Rule 16.4.5.1.1 Built Form Standard P13 as follows:  <table><tr><td>P13</td><td>Office Activity ancillary to P1 – P12</td><td>Any Ancillary Office Activity shall:  <u>a. occupy no more than 500m<sup>2</sup> or 30% of the gross floor area of all buildings on the same site, whichever is the lesser; and</u></td></tr></table>			
P13	Office Activity ancillary to P1 – P12	Any Ancillary Office Activity shall:  <u>a. occupy no more than 500m<sup>2</sup> or 30% of the gross floor area of all buildings on the same site, whichever is the lesser; and</u>					



Submitter	Submission No.	Decision No.	Request	Decision Sought			Wishes to be heard?
						<p>b. be located at the front of buildings facing the street, except on rear sites; and</p> <p>c. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.</p>	
		<b>D18</b>	Amend	Amend Rule 16.4.5.1.1 Built Form Standard P14 as follows:			
				<b>P14</b>	<p><u>Office Activity , other than P13, for:</u></p> <p>a. <u>Aviation related business:</u></p> <p>i. <u>commercial, recreational or military aviation, including any ancillary or support facilities or activtiies;</u></p> <p>ii. <u>support facilities and activities which enable the airport to function, for example customs and quarantine operations;</u></p>	<p>a. For Activities P14a and P14b – Nil.</p> <p>b. For Activity P14c professional offices the <u>maximum gross leasable floor area per tenancy shall be 400m<sup>2</sup>.</u></p> <p>c. Office Activities shall <u>have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.</u></p>	



Submitter	Submission No.	Decision No.	Request	Decision Sought		Wishes to be heard?
					<p><u>tenancies within the zone shall not exceed 8,000m<sup>2</sup> gross leasable floor area; and</u></p> <p><u>c. After 2022 total Activity P15 tenancies within the zone shall exceed 12,000m<sup>2</sup> gross leasable floor area.</u></p> <p><u>d. Office Activities shall have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation.</u></p> <p><u>Note: All buildings are controlled activities. Applications for consent for Office Activities need to include details of the gross leasable floor area to demonstrate compliance with this rule. Council will maintain records of total office gross leasable floor area within the zone.</u></p>	
		<b>D19</b>	Amend	Amend Rule 16.4.5.1.1 Built Form Standard P16 as follows:		

Submitter	Submission No.	Decision No.	Request	Decision Sought			Wishes to be heard?			
				<table><tr><td><u>P16</u></td><td>Veterinary care facility</td><td>a. Nil</td></tr></table>			<u>P16</u>	Veterinary care facility	a. Nil	
		<u>P16</u>	Veterinary care facility	a. Nil						
		<b>D20</b>	Amend	Amend Rule 16.4.5.1.1 Built Form Standard P17 as follows: <table><tr><td><u>P17</u></td><td><u>Health care facility excluding care facilities incorporating onsite accommodation</u></td><td><u>a. Nil</u></td></tr></table>			<u>P17</u>	<u>Health care facility excluding care facilities incorporating onsite accommodation</u>	<u>a. Nil</u>	
<u>P17</u>	<u>Health care facility excluding care facilities incorporating onsite accommodation</u>	<u>a. Nil</u>								
<b>D21</b>		Amend Rule 16.4.5.1.1 Built Form Standard P18 as follows: <table><tr><td><u>P18</u></td><td>Guest Accommodation</td><td>a. No more than 200 bedrooms shall be provided in the zone.  b. Guest accommodation shall be limited to the areas defined as ‘Guest Accommodation restricted to this area’ on the Outline Development Plan in Appendix 16.7.10.  <del>c. any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 35dB</del></td></tr></table>			<u>P18</u>	Guest Accommodation	a. No more than 200 bedrooms shall be provided in the zone.  b. Guest accommodation shall be limited to the areas defined as ‘Guest Accommodation restricted to this area’ on the Outline Development Plan in Appendix 16.7.10.  <del>c. any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 35dB</del>			
<u>P18</u>	Guest Accommodation	a. No more than 200 bedrooms shall be provided in the zone.  b. Guest accommodation shall be limited to the areas defined as ‘Guest Accommodation restricted to this area’ on the Outline Development Plan in Appendix 16.7.10.  <del>c. any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 35dB</del>								

Submitter	Submission No.	Decision No.	Request	Decision Sought			Wishes to be heard?	
						<div>Dtr,2m,nTw +Ctr</div> <div><del>d. any ancillary retail activity shall occupy not no more than 500m<sup>2</sup> or 25% of the gross floor area of all buildings on the site use for Guest Accommodation, whichever is the lesser</del></div> <div><u>c. Guest accommodation shall meet “Indoor design Sound Levels” as contained in [appendix 1, Part 4 of the City Plan – reference to be updated] within 100m of Memorial Avenue or Russley Road.</u></div>		
			Amend	Amend Rule 16.4.5.1.1 Built Form Standard P19 as follows: <table><tr><td>P19</td><td><u>Retail Activity ancillary to and on the same site as Guest Accommodation</u></td><td><u>a. Any ancillary retail shall occupy no more than 500m<sup>2</sup> or 25% of the gross floor area of all buildings within the zone, whichever is the lesser.</u></td></tr></table>			P19	<u>Retail Activity ancillary to and on the same site as Guest Accommodation</u>
P19	<u>Retail Activity ancillary to and on the same site as Guest Accommodation</u>	<u>a. Any ancillary retail shall occupy no more than 500m<sup>2</sup> or 25% of the gross floor area of all buildings within the zone, whichever is the lesser.</u>						

Submitter	Submission No.	Decision No.	Request	Decision Sought	Wishes to be heard?			
		D22	Amend	Amend Rule 16.4.5.1.1 Built Form Standard P20 as follows: <table><tr><td>P20</td><td>Public Transport Facility</td><td>a. Nil.</td></tr></table>	P20	Public Transport Facility	a. Nil.	
		P20	Public Transport Facility	a. Nil.				
		D23	Amend	Amend Rule 16.4.5.1.1 Built Form Standard P21 as follows: <table><tr><td>P21</td><td>Emergency Service Facility</td><td>a. Nil.</td></tr></table>	P21	Emergency Service Facility	a. Nil.	
		P21	Emergency Service Facility	a. Nil.				
		D24	Amend	Amend Rule 16.4.5.1.1 Built Form Standard P22 as follows: <table><tr><td>P22</td><td>Gymnasium</td><td>a. Nil.</td></tr></table>	P22	Gymnasium	a. Nil.	
P22	Gymnasium	a. Nil.						
D25	Amend	Amend Rule 16.4.5.1.1 Built Form Standard P23 as follows: <table><tr><td>P23</td><td>Rural research facilities and laboratories</td><td>a. Nil.</td></tr></table>	P23	Rural research facilities and laboratories	a. Nil.			
P23	Rural research facilities and laboratories	a. Nil.						
	Amend	Amend Rule 16.4.5.1.2 as follows: <table><tr><td colspan="2">There are no Controlled activities. <u>Activity</u></td><td><u>The Council's discretion shall be limited to the following Matters:</u></td></tr><tr><td>C1</td><td>Erection of new buildings and additions to existing buildings</td><td>a. Design and amenity for controlled activities 16.4.6.3.2.</td></tr></table>	There are no Controlled activities. <u>Activity</u>		<u>The Council's discretion shall be limited to the following Matters:</u>	C1	Erection of new buildings and additions to existing buildings	a. Design and amenity for controlled activities 16.4.6.3.2.
There are no Controlled activities. <u>Activity</u>		<u>The Council's discretion shall be limited to the following Matters:</u>						
C1	Erection of new buildings and additions to existing buildings	a. Design and amenity for controlled activities 16.4.6.3.2.						

Submitter	Submission No.	Decision No.	Request	Decision Sought	Wishes to be heard?						
		D26	Amend	<p>Amend Rule 16.4.5.1.3 as follows:</p> <p>The activities listed below are Restricted Discretionary Activities. <del>RD3 and RD4</del><u>RD2</u> shall also comply with the Built Form Standards set out in <del>16.4.5.2, 16.4.6.3.</del></p> <p>Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in <del>16.5.1</del><u>16.6.1</u> and <del>16.5.2</del><u>16.6.2</u> for each standard, as set out in the following table.</p>							
		D27	Amend	<p>Amend Rule 16.4.5.1.3 Built Form Standards table as follows:</p> <table><tr><th colspan="2">Activity</th><th>The Council’s Discretion shall be limited to the following Matters:</th></tr><tr><td>RD1</td><td>Activities P1 – <del>P19</del> <u>P24</u> set out in <del>16.4.5.1.1</del><u>16.4.6.1.1</u> which do not comply with one of more of the Key Structuring Elements on the Memorial Avenue Outline Development Plan in Appendix 16.7.<del>10</del><u>11</u>.</td><td>Outline Development Plan – 16.4.6.3.1</td></tr></table>		Activity		The Council’s Discretion shall be limited to the following Matters:	RD1	Activities P1 – <del>P19</del> <u>P24</u> set out in <del>16.4.5.1.1</del> <u>16.4.6.1.1</u> which do not comply with one of more of the Key Structuring Elements on the Memorial Avenue Outline Development Plan in Appendix 16.7. <del>10</del> <u>11</u> .	Outline Development Plan – 16.4.6.3.1
		Activity		The Council’s Discretion shall be limited to the following Matters:							
RD1	Activities P1 – <del>P19</del> <u>P24</u> set out in <del>16.4.5.1.1</del> <u>16.4.6.1.1</u> which do not comply with one of more of the Key Structuring Elements on the Memorial Avenue Outline Development Plan in Appendix 16.7. <del>10</del> <u>11</u> .	Outline Development Plan – 16.4.6.3.1									
D28	Amend	<p>Amend Rule 16.4.5.1.3 Built Form Standards table as follows:</p> <table><tr><th colspan="2">Activity</th><th>The Council’s Discretion shall be limited to the following</th></tr></table>	Activity		The Council’s Discretion shall be limited to the following						
Activity		The Council’s Discretion shall be limited to the following									

Submitter	Submission No.	Decision No.	Request	Decision Sought			Wishes to be heard?
						<b>Matters:</b>	
				RD2	Activities P1 – <del>P18</del> <u>P24</u> set out in 16.4.56.1.1 that do not comply with one or more of the Built Form Standards in Rule 16.4.56.2.	a. Maximum Height of Buildings and Fencing or <u>screening Structures – 16.6.1.1</u>  b. Maximum Building Coverage of a Site – 16.6.1.2  c. Minimum Building Setback from Road Boundaries – 16.6.1.3  d. Minimum building setback from the Boundary with a residential zone – 16.6.1.4  e. Sunlight and Outlook at Boundary with a residential zone – 16.6.1.5  f. Outdoor Storage Of Materials/ Car Parking –16.6.1.6  g. Landscaped Areas– 16.6.1.7	
				Amend Rule 16.4.5.1.3 Built Form Standards table as follows:			
		<b>D29</b>	Amend			<b>The Council’s Discretion shall be limited to the following Matters:</b>	
				RD3	Erection of new	a. Design and amenity—	



Submitter	Submission No.	Decision No.	Request	Decision Sought			Wishes to be heard?				
					buildings and additions to existing buildings on sites within 50 metres of Memorial Avenue, Russley Road and Avonhead Road	<u>Retail Activity 16.4.5.3.2</u> <u>16.4.6.3.5</u> b. <u>Ground floor glazing 16.4.6.3.7</u>					
					<u>Retail Activity which does not comply with the Activity Specific Standard for Activities P6, P7, P8 and P19</u>						
		D30	Amend	Amend Rule 16.4.5.1.3 Built Form Standard table as follows:							
				<table><tr><td colspan="2">Activity</td><td>The Council's Discretion shall be limited to the following Matters:</td></tr><tr><td>RD4</td><td>Retail activity which does not comply with the permitted Activity Specific Standard in rule 16.4.5.1 for Activity P6</td><td>a. <u>Retail and Office Activity – 16.4.6.3.5</u> b. <u>Ground floor glazing 16.4.6.3.7</u></td></tr><tr><td></td><td>Office activity which does not comply with the Activity Specific Standard for Activities P13, P14 and P15</td><td></td></tr></table>	Activity			The Council's Discretion shall be limited to the following Matters:	RD4	Retail activity which does not comply with the permitted Activity Specific Standard in rule 16.4.5.1 for Activity P6	a. <u>Retail and Office Activity – 16.4.6.3.5</u> b. <u>Ground floor glazing 16.4.6.3.7</u>
Activity		The Council's Discretion shall be limited to the following Matters:									
RD4	Retail activity which does not comply with the permitted Activity Specific Standard in rule 16.4.5.1 for Activity P6	a. <u>Retail and Office Activity – 16.4.6.3.5</u> b. <u>Ground floor glazing 16.4.6.3.7</u>									
	Office activity which does not comply with the Activity Specific Standard for Activities P13, P14 and P15										
D31	Amend	Amend Rule 16.4.5.1.3 Built Form Standard table as follows:									
		<table><tr><td>Activity</td><td>The Council's Discretion</td></tr></table>			Activity	The Council's Discretion					
Activity	The Council's Discretion										

Submitter	Submission No.	Decision No.	Request	Decision Sought		Wishes to be heard?
				<b>shall be limited to the following Matters:</b>		
		<u>RD5</u>	<p>The creation of any surface water management structure within 3 kilometres of the outer edge of the runways at Christchurch International Airport.</p> <p>Any application arising from noncompliance with this rule will only require written approval from Christchurch International Airport Limited</p> <p>Compliance with this rule is not required if resource consent (subdivision and/or land use) already provides for the same noncompliance.</p>	a. Surface water management structures and Birdstrike risk – 16.6.1.9.		
			Amend	Amend Rule 16.4.5.1.4 Discretionary Activities table as follows:		
				<b>Activity</b>	<b>The Council will consider any matters under s104 of the Act</b>	

Submitter	Submission No.	Decision No.	Request	Decision Sought		Wishes to be heard?
				<div></div> <div><div>D1</div><div>Any activity that does not comply with one or more of the permitted Activity Specific Standards in Rule 16.4.5.1.1 for Activities P1, P2, P3, <del>P7</del>, <del>P8</del>, <del>P11</del>, <del>P12</del> and <del>P18</del>14.</div></div> <div><div>including:</div><div>a. Display of Goods, Showroom and Nonindustrial Activities -16.6.2.1.</div></div>		
		D32	Amend	Amend Rule 16.4.5.1.4 Discretionary Activities table as follows: <div><div><div>Activity</div><div></div></div><div><div>D2</div><div>Parking Lots and Parking Buildings, except for Parking Lots in the area identified as Runway <del>Extensions</del> <u>End</u> Protection Area in the Outline Development Plan in Appendix 16.7.40<u>11</u></div></div><div><div>The Council will consider any matters under s104 of the Act including:</div><div>a. Parking Lots and Parking Buildings – 16.6.2.2.</div></div></div>		
		D33	Amend	Amend Rule 16.4.5.1.5 Non Complying Activities table as follows: <div><div><div>NC 1</div><div>Any billboard within the zone, <u>except as provided for by 16.4.5.2.8.</u></div></div></div>		
		D34	Amend	Amend Rule 16.4.5.1.5 Non Complying Activities table as follows: <div><div><div>NC 3</div><div><u>Any</u> Sensitive Activity inside the air noise contour (50dBA Ldn) as defined in the</div></div></div>		

Submitter	Submission No.	Decision No.	Request	Decision Sought				Wishes to be heard?								
				<div>Planning Maps, except as provided for by P17</div>												
		D35	Amend	Amend Rule 16.4.5.1.5 Non Complying Activities table as follows: <div><div>NC 5</div><div>Food and beverage outlets with drive-through facilities <del>on sites</del> within 50m of Memorial Avenue or Russley Road</div></div>												
		D36	Amend	Amend Rule 16.4.5.1.5 Non Complying Activities table as follows: <div><div>NC 7</div><div>Any Industrial Activity (P1)<del>or</del>, Warehousing or Distribution Activity (P2), <u>Trade Supplies (p9) or Yard based Supplies (P10) within 50 metres of Memorial Avenue or Russley Road</u> <del>the Memorial Avenue Precinct or Central Precinct as shown on the Outline Development Plan in Appendix 16.7.11, or within 50 metres of Russley Road.</del></div></div>												
		D37	Amend	Amend Rule 16.4.5.2.1 Maximum height of buildings and fencing or screening structures – as follows: <table><tr><th>Applicable to</th><th>Permitted</th><th>Restricted Discretionary</th><th>Matters of Discretion</th></tr><tr><td>a. All buildings unless specified below</td><td><del>15</del> <u>20</u> metres</td><td>More than <del>15</del> <u>20</u> metres</td><td>Maximum Height of Buildings and Fencing or Screening Structures – 16.6.1.1</td></tr></table>					Applicable to	Permitted	Restricted Discretionary	Matters of Discretion	a. All buildings unless specified below	<del>15</del> <u>20</u> metres	More than <del>15</del> <u>20</u> metres	Maximum Height of Buildings and Fencing or Screening Structures – 16.6.1.1
		Applicable to	Permitted	Restricted Discretionary	Matters of Discretion											
a. All buildings unless specified below	<del>15</del> <u>20</u> metres	More than <del>15</del> <u>20</u> metres	Maximum Height of Buildings and Fencing or Screening Structures – 16.6.1.1													
D38	Amend	Amend Rule 16.4.5.2.1 Maximum height of buildings and fencing or screening structures – as follows:														

Submitter	Submission No.	Decision No.	Request	Decision Sought				Wishes to be heard?
				Applicable to	Permitted	Restricted Discretionary	Matters of Discretion	
				b. All buildings within 50 metres of Memorial Avenue, or adjoining a 'Key Open Space location' defined on the Outline Development Plan in Appendix 16.7.10.	<del>12</del> <u>8</u> metres	More than <del>12</del> <u>8</u> metres	Maximum Height of Buildings and Fencing or Screening Structures – 16.6.1.1	
				Amend Rule 16.4.5.2.1 Maximum height of buildings and fencing or screening structures – as follows:				
		D39	Amend	Applicable to	Permitted	Restricted Discretionary	Matters of Discretion	
				<del>e. Guest Accommodation in the area defined as 'Guest Accommodation on restricted to this area' on the Outline</del>	<del>20 metres</del> <u>8 metres</u>	<del>More than 20 metres</del> <u>More than 8 metres</u>	Maximum Height of Buildings and Fencing or Screening Structures – 16.6.1.1	

Submitter	Submission No.	Decision No.	Request	Decision Sought				Wishes to be heard?
				Development Plan; set back more than 50 metres from Memorial Avenue.				
				<u>c. All buildings within 28 metres of Avonhead Road</u>				
		<b>D40</b>	Amend	Amend Rule 16.4.5.1.5 Maximum height of buildings and fencing or screening structures – as follows:				
				<b>Applicable to</b>	<b>Permitted</b>	<b>Restricted Discretionary</b>	<b>Matters of Discretion</b>	
				d. Fencing and screening structures located between any building and the road boundary	1.2 metres, or 2 metres where the whole of the structure is at least 50% visually transparent – refer to Figure 16.1.	Greater than 1.2 metres, or the structure is greater than 1.2 metres where the whole of the structure is less than 50% visually transparent; <del>or greater than 2 metres where</del>	Maximum Height of Buildings and Fencing or Screening Structures – 16.6.1.1	

Submitter	Submission No.	Decision No.	Request	Decision Sought				Wishes to be heard?
						the whole of the structure is at least 50% visually transparent. Refer to Figure 16.1 below.		
		D41	Amend	Amend Rule 16.4.5.2.3 Minimum building setback from road boundaries – as follows:				
				Applicable to	Permitted	Restricted Discretionary	Matters of Discretion	
				a. Any activity unless specified in b – f below	6 metres	Less than 6 metres	Minimum Building Setback from Road Boundaries – 16.6.1.3	
		D42	Amend	Amend Rule 16.4.5.2.3 Minimum building setback from road boundaries – as follows:				
				Applicable to	Permitted	Restricted Discretionary	Matters of Discretion	
				b. Ancillary Offices (only applicable to setbacks from the 'Primary Road' or 'Secondary Road' as	1.5 metres	Less than 1.5 metres	Minimum Building Setback from Road Boundaries – 16.6.1.3	

Submitter	Submission No.	Decision No.	Request	Decision Sought				Wishes to be heard?
				defined on the Outline Development Plan in Appendix 16.7.10)				
		D43	Amend	Amend Rule 16.4.5.2.3 Minimum building setback from road boundaries – as follows:				
				Applicable to	Permitted	Restricted Discretionary	Matters of Discretion	
				e. For sites with more than one road boundary (only applicable to setbacks from the 'Primary Road' and 'Secondary Road' as defined on the Outline Development Plan in Appendix 16.7.10)	1.5 metres on one road boundary and 6 m on any other boundary	Less than 1.5m on one road boundary and 6 m on any other boundary	Minimum Building Setback from Road Boundaries – 16.6.1.3	
		D44	Amend	Amend Rule 16.4.5.2.3 Minimum building setback from road boundaries – as follows:				
Applicable to	Permitted			Restricted Discretionary	Matters of Discretion			



Submitter	Submission No.	Decision No.	Request	Decision Sought				Wishes to be heard?
				a. Any activity on a site adjacent to Memorial Avenue	10 metres	Less than 10 metres	Minimum Building Setback from Road Boundaries – 16.6.1.3	
		D45	Amend	Amend Rule 16.4.5.2.3 Minimum building setback from road boundaries – as follows:				
				Applicable to	Permitted	Restricted Discretionary	Matters of Discretion	
				b. Any activity on a site adjacent to Russley Road	540 metres	Less than 540 metres	Minimum Building Setback from Road Boundaries – 16.6.1.3	
		D46	Amend	Amend Rule 16.4.5.2.3 Minimum building setback from road boundaries – as follows:				
				Applicable to	Permitted	Restricted Discretionary	Matters of Discretion	
				c. Any activity on a site adjacent to Avonhead Road	165 metres	Less than 165 metres	Minimum Building Setback from Road Boundaries – 16.6.1.3	
		D47	Amend	Amend Rule 16.4.5.2.3 Minimum building setback from road boundaries – as follows:				
				Applicable to	Permitted	Restricted Discretionary	Matters of Discretion	

Submitter	Submission No.	Decision No.	Request	Decision Sought				Wishes to be heard?
				<u>d. Any activity on an internal road, excluding those in the Central Precinct and adjacent to Key Open Space.</u>	<u>2 metres</u>	<u>Less than 2 metres</u>	Minimum Building Setback from Road Boundaries – 16.6.1.3	
		D48	Amend	Amend Rule 16.4.5.2.3 Minimum building setback from road boundaries – as follows:				
				Applicable to	Permitted	Restricted Discretionary	Matters of Discretion	
				<u>e. Any activity on the north-eastern edge of the Main Street as shown on the Outline Development Plan in Appendix 16.7.11.</u>	<u>2 metres</u>	<u>Less than 2 metres</u>	Minimum Building Setback from Road Boundaries – 16.6.1.3	
		D49	Amend	Amend Rule 16.4.5.2.3 Minimum building setback from road boundaries – as follows:				
				Applicable to	Permitted	Restricted Discretionary	Matters of Discretion	
<u>f. Any activity on internal roads</u>	<u>0 metres</u>			<u>N/A</u>	N/A			

Submitter	Submission No.	Decision No.	Request	Decision Sought				Wishes to be heard?
				<u>in the Central Precinct, except on the northeastern edge of the Main Street as shown on the Outline Development Plan in Appendix 16.7.11.</u>				
		D50	Amend	Amend Rule 16.4.5.2.4 Minimum building setback from the eastern boundary and residential activity – as follows:				
				Applicable to	Permitted	Restricted Discretionary	Matters of Discretion	
				a. Any site adjoining the eastern boundary of the zone.	20-6 metres	Less than-20 6 metres	Minimum building setback from the boundary with a residential zone – 16.6.1.4	
		D51	Amend	Amend Rule 16.4.5.2.4 Minimum building setback from the eastern boundary and residential activity – as follows:				
				Applicable to	Permitted	Restricted Discretionary	Matters of Discretion	
b. Any site adjoining a site	20-6 metres			Less than-20 6 metres	Minimum building setback from			

Submitter	Submission No.	Decision No.	Request	Decision Sought				Wishes to be heard?
				used for residential activity within the zone			the boundary with a residential zone – 16.6.1.4	
		D52	Add	Add Rule 16.4.5.2.6 Sunlight and Outlook on the Main Street – as follows:				
				<u>Permitted</u>	<u>Restricted Discretionary</u>	<u>Matters of Discretion</u>		
				<u>Where a site is on the north-eastern side of the Main Street shown on the Outline Development Plan in Appendix 16.7.11, no buildings shall project beyond a building envelope constructed at 36° from the boundary of the road reserve on the opposite side of the Main Street.</u>	<u>Non-compliance with Permitted Standard.</u>	<u>Sunlight and outlook at boundary with a residential zone, residential property and road – 16.6.1.5</u>		
		D53	Amend	Amend Rule 16.4.5.2.6 Outdoor storage of materials to 16.4.5.2.67 Outdoor storage of materials/ <u>car parking</u>				
		D54	Amend	Amend Rule 16.4.5.2.67 Outdoor storage of materials/ <u>car parking</u> Built Form Standard table as follows:				
				<u>Permitted</u>	<u>Restricted Discretionary</u>	<u>Matters of Discretion</u>		
				<u>b. Car parking shall be provided to the side or</u>	<u>Non-compliance with Permitted</u>	<u>Non-compliance</u>		

Submitter	Submission No.	Decision No.	Request	Decision Sought			Wishes to be heard?			
				<del>rear of sites and not between buildings and the street, except for visitor parking. On <u>that side of</u> sites adjacent to <u>and facing</u> Memorial Avenue and <u>Russley Road</u> all-car parking, <u>except for visitor parking</u>, shall be provided to the side or rear of sites and not between buildings and the street.</del>	Standard	with Permitted Standard				
		D55	Amend	Amend Rule 16.4.5.2.7 Landscaped areas to 16.4.5.2.78 landscaped areas						
		D56	Amend	Amend Rule 16.4.5.2.78 Landscaped areas Built Form Standard table as follows:						
				<table><tr><th>Permitted</th><th>Restricted Discretionary</th><th>Matters of Discretion</th></tr><tr><td><del>a. The minimum percentage of the site to be landscaped shall be 20%, excluding those areas required to be set aside for trees within or adjacent to parking areas (refer to clause c below)</del> Except for in the Central Precinct, the <u>minimum percentage of the site to be landscaped shall be 15%, excluding those areas required to be set aside for trees within or adjacent to parking areas (refer to clause (d) below);</u></td><td>Non-compliance with Permitted Standard</td><td>Landscaped Areas - 16.6.1.7</td></tr></table>	Permitted	Restricted Discretionary		Matters of Discretion	<del>a. The minimum percentage of the site to be landscaped shall be 20%, excluding those areas required to be set aside for trees within or adjacent to parking areas (refer to clause c below)</del> Except for in the Central Precinct, the <u>minimum percentage of the site to be landscaped shall be 15%, excluding those areas required to be set aside for trees within or adjacent to parking areas (refer to clause (d) below);</u>	Non-compliance with Permitted Standard
Permitted	Restricted Discretionary	Matters of Discretion								
<del>a. The minimum percentage of the site to be landscaped shall be 20%, excluding those areas required to be set aside for trees within or adjacent to parking areas (refer to clause c below)</del> Except for in the Central Precinct, the <u>minimum percentage of the site to be landscaped shall be 15%, excluding those areas required to be set aside for trees within or adjacent to parking areas (refer to clause (d) below);</u>	Non-compliance with Permitted Standard	Landscaped Areas - 16.6.1.7								

Submitter	Submission No.	Decision No.	Request	Decision Sought			Wishes to be heard?
				<p><u>b. All of the setback from road boundaries excluding road or pedestrian crossings shall be landscaped, except for the Avonhead Road and Central Precinct setbacks, with a minimum density of tree planting of 1 tree for every 20 metres of road frontage or part thereof, evenly spaced. This landscaping shall be established prior to adjacent subdivision or development.</u></p> <p><u>c. For the Avonhead Road setback, a strip of minimum 4m width adjacent to the road boundary shall be landscaped, including 1 tree for every 20 metres of road frontage. The remaining setback may be utilised for car parking.</u></p> <p><u>d. On sites adjoining the boundary with the eastern boundary of the zone or a residential activity, trees shall be planted adjacent to the shared boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof,</u></p>			

Submitter	Submission No.	Decision No.	Request	Decision Sought			Wishes to be heard?
				<p><u>with the trees evenly spaced along that boundary.</u></p> <p><u>e. In addition to clauses a, b and d, 1 tree shall be planted for every 5 car parking spaces within any car parking area.</u></p> <p><u>f. There is no requirement for tree planting of road frontages for sites in the Central Precinct.</u></p> <p><u>e. All landscaping/trees required for these rules shall be in accordance with the provisions in Appendix 16.1.</u></p> <p><u>b. The area adjoining the road frontage of all sites shall have a landscape strip in accordance with the following standards.</u></p> <p><u>i. Minimum width—1.5 metres</u></p> <p><u>ii. Minimum density of tree planting—1 tree for every 10 metres of road frontage or part thereof, evenly spaced with shrubs between each tree;</u></p> <p><u>e. A landscaping strip shall be provided within the setback from Avonhead</u></p>			

Submitter	Submission No.	Decision No.	Request	Decision Sought			Wishes to be heard?
				<p>Road, the eastern boundary of the zone and setback from any site used for Residential activity within the zone of a depth at least half that of the setback required under Rules 16.4.5.2.3 and 16.4.5.2.4. Within the landscaping strip, at least 1 tree shall be planted for every 10 metres of the boundary or part thereof, with the trees evenly spaced along that boundary. Shrubs shall be planted between each tree.</p> <p>d. Between the internal road running parallel to Russley Road and Russley Road, a landscaping strip of 5 metres depth and a fence of at least 1.8 metres in height shall be provided running parallel to Russley Road.</p> <p>e. In addition to clauses (a) —(d) 1 tree shall be planted for every 5 car parking spaces within any car parking area.</p> <p>f. All landscaping / trees required for these rules shall be in accordance with the provisions in Appendix 16.1.</p>			



Submitter	Submission No.	Decision No.	Request	Decision Sought	Wishes to be heard?			
		D57	Delete	<p>Delete the Advice note - 16.4.5.2.78 Landscaped areas:</p> <p><del><b>Note 1:</b> Stormwater facilities shall be incorporated into any development to achieve effective stormwater management and to protect groundwater. Where practicable, the stormwater facilities that support multiple values such as stormwater retention, water quality treatment, biodiversity enhancement, Ngai Tahu/ Manawhenua values and landscape amenity, should be incorporated into landscaped areas, to achieve effective stormwater management and the protection of groundwater in an integrated manner.</del></p> <p><del>Any application arising from non-compliance with clauses (a) and (c) of this rule will not require written approvals and shall not be publicly or limited notified.</del></p>				
		D58	Amend	<p>Amend Rule 16.4.5.2.9 Signage adjacent to Memorial Avenue as follows:</p> <table><tr><th>Permitted</th><th>Restricted discretionary</th><th>Matters of Discretion</th></tr><tr><td><p>a. Within the <del>210m</del> setback adjacent to Memorial Avenue, no more than two double sided outdoor advertisements shall be permitted, and shall:</p><p>a. not exceed an area of <del>40m<sup>2</sup></del> <u>18m<sup>2</sup></u> per side;</p><p>b. have a maximum height of 10 metres</p><p>c. have a maximum width</p></td><td><p>Non-compliance with this standard.</p></td><td><p>Signage – 16.4.6.3.3</p></td></tr></table>		Permitted	Restricted discretionary	Matters of Discretion
Permitted	Restricted discretionary	Matters of Discretion						
<p>a. Within the <del>210m</del> setback adjacent to Memorial Avenue, no more than two double sided outdoor advertisements shall be permitted, and shall:</p> <p>a. not exceed an area of <del>40m<sup>2</sup></del> <u>18m<sup>2</sup></u> per side;</p> <p>b. have a maximum height of 10 metres</p> <p>c. have a maximum width</p>	<p>Non-compliance with this standard.</p>	<p>Signage – 16.4.6.3.3</p>						

Submitter	Submission No.	Decision No.	Request	Decision Sought			Wishes to be heard?	
				<p>of 5 metres</p> <p><u>b.</u> be for directional purposes and only contain the name of the complex, the names of businesses within the complex, access information, the onsite location of facilities (including carparks), and hours of operation;</p> <p><u>c.</u> not be flashing or illuminated by any means other than lights directed on it; and</p> <p><u>d.</u> be located within 10 metres of a vehicle access point.</p>				
		D59	Amend	Amend Rule 16.4.5.2.9 Sewer production to 16.4.5.2.9 <u>10</u> Sewer production				
			Amend	Amend Rule 16.4.5.2.9 <u>10</u> as follows:				
				<table><tr><th>Permitted</th><th>Non-complying</th></tr><tr><td>a. Until the upgrade of the Riccarton Interceptor Sewer, there shall be no discharge of wastewater from the zone to the Council's reticulated wastewater network.</td><td>Non-compliance with this standard</td></tr></table>	Permitted	Non-complying		a. Until the upgrade of the Riccarton Interceptor Sewer, there shall be no discharge of wastewater from the zone to the Council's reticulated wastewater network.
Permitted	Non-complying							
a. Until the upgrade of the Riccarton Interceptor Sewer, there shall be no discharge of wastewater from the zone to the Council's reticulated wastewater network.	Non-compliance with this standard							
		D60	Delete	Delete Rule 16.4.5.2.10 Hours of Deliveries:				
				<del>16.4.5.2.10 Hours of Deliveries</del>				

Submitter	Submission No.	Decision No.	Request	Decision Sought			Wishes to be heard?	
				Permitted	Non-complying	Matters of Discretion		
				a. No service deliveries shall occur within the zone between the hours of 10.00pm to 7.00am	Non-compliance with this standard	Hours of deliveries – 16.6.1.10		
		D61	Amend	Amend Rule 16.4.5.2.11 Cycle access as follows:				
				Permitted	Non-complying	Matters of Discretion		
				a. A cycleway shall be provided between Avonhead Road and Memorial Avenue at the same time as the Main Street as shown on the Outline Development Plan in Appendix 16.7.11 is constructed.	Non-compliance with this standard	16.4.6.3.4 Cycle access		
		D62	Add	Add Rule 16.4.5.2.11 Memorial community facilities:				
				<u>Permitted</u>	<u>Non-complying</u>	<u>Matters of Discretion</u>		
				A publicly accessible memorial feature commemorating New Zealand's armed forces shall	Non-compliance with <u>Permitted Standard.</u>	Memorial Avenue armed services memorial feature – <u>16.4.5.3.6</u>		

Submitter	Submission No.	Decision No.	Request	Decision Sought			Wishes to be heard?
				<u>be provided,</u> <u>following</u> <u>consultation with</u> <u>the</u> <u>Returned Services</u> <u>Association, in the</u> <u>10 metre</u> <u>setback on the site</u> <u>adjacent</u> <u>to Memorial</u> <u>Avenue as</u> <u>required by Built</u> <u>Form</u> <u>Standard</u> <u>16.4.5.2.3(i), prior</u> <u>to the issuing of any</u> <u>s224C</u> <u>certificate in respect</u> <u>of any</u> <u>subdivision of sites</u> <u>adjoining Memorial</u> <u>Avenue.</u>			
		D63	Amend	Amend Rule 16.4.6.3.2 Design and Amenity to 16.4.6.3.2 Design and Amenity <u>for controlled activities</u> :  a. <del>The extent to which the design of the buildings will support the development of and</del> <del>maintain a high quality urban environment, having regard to:</del> <del>i. the degree of variation in form, bulk, location, orientation and height of the</del> <del>building;</del> <del>ii. the avoidance of large expanses of wall or repetitious building forms; and</del> <del>iii. the choice of materials.</del> b. <del>The quality of the architectural treatment of the building elevations including the</del> <del>design, architectural features and details, use of colour and building materials.</del>			

Submitter	Submission No.	Decision No.	Request	Decision Sought	Wishes to be heard?
				<p><del>e. The extent to which a high level of amenity is achieved with space and landscaping being as prominent as the built form.</del></p> <p><del>d. The extent to which the location of security fencing detracts from the visual amenity and landscape planting along the street frontage.</del></p> <p><del>e. The extent to which any signage on buildings is integrated with the architectural detail of a building.</del></p> <p><del>f. The extent to which showrooms, offices and areas for display of goods are positioned to face Memorial Ave and Russley Road to maximise visual interest.</del></p> <p><del>g. The extent to which car parking and loading areas, service areas and outdoor storage are effectively screened from public view by landscaping.</del></p> <p><del>h. The effectiveness of mitigation including landscaping, in reducing the adverse effects of buildings including their scale and appearance on the adjoining environment including Memorial Avenue, Russley Road and Avonhead Road.</del></p> <p><del>i. The choice of materials and colours/reflectivity of facades to help to reduce the prominence of buildings in the landscape.</del></p> <p><u>A. For all areas in the Industrial Park zone (Memorial Avenue) as shown in Appendix 16.7.11, the extent to which:</u></p> <p><u>a. The design and external appearance of the building is consistent with a high amenity business park setting, including:</u></p> <p><u>i. quality architectural treatment of the building elevations including the design, architectural features and details;</u></p> <p><u>ii. the degree of variation in form, profile and height of the building;</u></p> <p><u>iii. the avoidance of large expanses of wall or repetitious building forms;</u></p>	

Submitter	Submission No.	Decision No.	Request	Decision Sought	Wishes to be heard?
				<p><u>iv. the use of high quality materials which are durable and appropriate to the setting and use;</u></p> <p><u>b. The building relates to buildings on adjacent sites in respect of location and orientation, and takes account of nearby buildings in respect of exterior design, materials, architectural form, scale and detailing;</u></p> <p><u>c. Active rooms are positioned to front onto the street to maximise passive surveillance, an active frontage and visual interest associated with the building design;</u></p> <p><u>d. The design incorporates Crime Prevention Through Environmental Design (CPTED) principles, including encouraging surveillance, effective lighting, management of public areas and boundary demarcation;</u></p> <p><u>e. Any signage on buildings is integrated with a building's architectural detail;</u> <u>and</u></p> <p><u>f. The location of outdoor storage and loading areas are sited away from public areas.</u></p> <p><u>B. For that area identified as Memorial Amenity Precinct in the Industrial Park (Memorial Avenue) Zone, as shown in Appendix 16.7.11, the following criteria additional to those set out in A shall apply. The extent to which:</u></p> <p><u>a. The building recognises and reinforces the context of Memorial Avenue;</u></p> <p><u>b. Incorporates greater than 50% glazing in building facades facing Memorial Avenue;</u></p> <p><u>c. In the case of buildings designed for retail activity, presents a fine grain of tenancies to Memorial Avenue;</u></p>	

Submitter	Submission No.	Decision No.	Request	Decision Sought	Wishes to be heard?
				<p><u>d. The building presents an active frontage to the public open space and has building entry points which interact directly with Memorial Avenue;</u></p> <p><u>e. Tree planting, including species, height and quality, achieves a high quality landscaping outcome, mitigates adverse visual effects and scale of buildings and business activities, and integrates with the landscape planting along Memorial Avenue;</u></p> <p><u>f. Spaces between buildings are utilised as public space and connect Memorial Avenue with the interior of the Zone;</u></p> <p><u>g. Provision is made for seating and weather shelter (including verandahs);</u></p> <p><u>h. Car parking is not located adjacent to Memorial Avenue.</u></p> <p><u>C. For that area identified as Central Precinct and on sites adjoining Park 1 in the Industrial Park (Memorial Avenue) Zone, as shown in Appendix 16.7.11, the following criteria additional to those set out in A shall apply. The extent to which:</u></p> <p><u>a. The building presents active frontage to the public open space and has building entry points which interact directly with this area;</u></p> <p><u>b. The building is built to the road boundary or applicable setback and aligns with other buildings in the area; and where it does not the effect on adjacent activities and sites, on utilisation of the street, including by pedestrians, and on the safe and efficient functioning of the transport networks in not providing for continuity of building frontage;</u></p> <p><u>c. Verandahs are provided along the road frontage and along other building frontages to be utilised by pedestrians;</u></p> <p><u>d. Incorporates greater than 50% glazing in building facades facing the main street in the Central Precinct;</u></p> <p><u>e. In the case of buildings designed for retail activity, the building presents a fine grain of tenancies to the street frontage;</u></p>	

Submitter	Submission No.	Decision No.	Request	Decision Sought	Wishes to be heard?
				<u>f. Car parking is not located adjacent to the Main Street in the Central Precinct.</u>	
		<b>D64</b>	Amend	Amend Rule 16.4.6.3.5 Retail Activities to 16.4.6.3.5 Retail and Office Activities	
		<b>D65</b>	Amend	Amend Rule 16.4.6.3.5 16.4.6.3.5 Retail and Office Activities (a):  The extent which the additional gross floor area of retail activity <u>or office activity</u> avoids significant adverse effects on the function and efficient use of the central business district and Christchurch City district centres; and	
		<b>D66</b>	Amend	Amend Rule 16.4.6.3.5 16.4.6.3.5 Retail and Office Activities (b):  The extent to which the additional gross floor area of retail activity <u>or office activity</u> avoids significant adverse effects on the recovery of the central business district, including undermining the recovery following the Canterbury earthquakes of 2010 and 2011;	
		<b>D67</b>	Amend	Amend Rule 16.4.6.3.5 16.4.6.3.5 Retail and Office Activities (c):  The extent to which the additional gross floor area of retail activity <u>or office activity</u> limits significant adverse effects on communities who rely on the central business district and Christchurch City district centres for their social and economic wellbeing; <del>and</del>	
		<b>D68</b>	Delete	Delete Rule 16.4.6.3.5 16.4.6.3.5 Retail and Office Activities (d):  <del>d. Consistency with the objectives and policies for Industrial zones.</del>	
		<b>D69</b>	Add	Add Rule 16.4.6.3.6 Memorial Ave armed services memorial feature:  <u>16.4.6.3.6 Memorial Ave armed services memorial feature</u>	



Submitter	Submission No.	Decision No.	Request	Decision Sought	Wishes to be heard?
				<u>a. The reasons why a memorial feature cannot be made publicly available.</u> <u>b. The extent to which conditions could be imposed on subdivision or land use consents to ensure the installation of a memorial feature along Memorial Avenue.</u>	
		<b>D70</b>	Add	Add Rule 16.4.6.3.7 Ground floor glazing:  <u><b>16.4.6.3.7 Ground floor glazing</b></u> <u>a. The extent to which the design of the building presents a high amenity façade to the street and provides for interaction with the street.</u>	
G N McVicar No 1 Trust	<b>M19</b>	<b>D1</b>	Conditional Support	Confirm the plan change subject to: <ul style="list-style-type: none"> <li>• Deletion of the proposed REPA on the ODP; and</li> <li>• Deletion of Permitted Activity Rule 16.4.5.1.1 P15</li> </ul>	<b>Yes</b>
Gordon Joseph Donaldson	<b>M20</b>	<b>D1</b>	Oppose	Decline the plan change request.	<b>No</b>
Heather Mackness Gladstone	<b>M21</b>	<b>D1</b>	Oppose	Decline the plan change request.	<b>No</b>
Graham Wilkinson	<b>M22</b>	<b>D1</b>	Oppose	No decision requested. Has concerns about: <ul style="list-style-type: none"> <li>• No evidence of demand</li> <li>• Process</li> <li>• Infrastructure</li> <li>• Traffic</li> <li>• Planning and urban design issues</li> <li>• Proposed density, height, setbacks, use and other provisions</li> <li>• Proposed restrictions on adjoining land</li> </ul>	<b>Yes</b>
Selwyn Hinton Manning and Mary Brown Manning	<b>M23</b>	<b>D1</b>	Amend	Amend proposal to take account of concerns about: <ul style="list-style-type: none"> <li>• The suitability of the site for industrial or warehousing activities</li> <li>• Potential groundwater contamination</li> <li>• Negative visual approach to the city</li> <li>• Traffic</li> <li>• Lack of provision for onsite parking</li> <li>• Traffic flows on Avonhead Road</li> </ul>	<b>No</b>

Submitter	Submission No.	Decision No.	Request	Decision Sought	Wishes to be heard?
				<ul style="list-style-type: none"> <li>Need for light controls at Avonhead Road/Roydvale Avenue</li> </ul>	
Sheryn Carol Valmai Linton	<b>M24</b>	<b>D1</b>	Oppose	Oppose the rezoning of the proposed land from current Rural 5/Rural 5 Airport influence to Business/Industrial.	<b>Yes</b>
		<b>D2</b>	Conditional support	The rezoning of the MBP site must be made in conjunction with all the Rural 5 land in this area of the North West review.	
		<b>D3</b>	Oppose	Oppose the proposed development of business/industrial operations on this site as it is uncharacteristic of the surrounding residential communities.	
		<b>D4</b>	Oppose	Oppose the inclusion of the following activities: Activity Industrial – P1 Industrial Activity and P2 Warehousing and distribution activities Activity commercial – P9 Service Station	
		<b>D5</b>	Oppose	Oppose the designation of parking lots within the proposed CIAL REPA Zone.	
		<b>D6</b>	Oppose	Oppose Built form standards 16.4.5.2 as outlined in the proposed MBP plan change.	
		<b>D7</b>	Oppose	Oppose Built Form Standard 16.4.5.2.1 (Maximum height of buildings and fencing).	
		<b>D8</b>	Oppose	Oppose Built Form Standards 16.4.5.2.3 (Minimum building setbacks from road boundary).	
		<b>D9</b>	Oppose	Oppose Built form Standards 16.4.5.2.4 (Minimum setbacks from eastern boundary & residential activity).	
		<b>D10</b>	Oppose	Oppose Built Form Standards 16.4.5.2.7 (Landscaped areas).	
		<b>D11</b>	Oppose	Oppose the non-complying activities description in Rule 16.4.5.1.5, NC7	
		<b>D12</b>	Oppose	Oppose Rule 16.4.5.2.10 (Hours of deliveries).	
Linton Family Trust	<b>M25</b>	<b>D1</b>	Oppose	Oppose the rezoning of the proposed land from current Rural 5/Rural 5 Airport influence to Business/Industrial.	<b>Yes</b>

Submitter	Submission No.	Decision No.	Request	Decision Sought	Wishes to be heard?
		<b>D2</b>	Conditional support	The rezoning of the MBP site must be made in conjunction with all the Rural 5 land in this area of the North West review.	
		<b>D3</b>	Oppose	Oppose the proposed development of business/industrial operations on this site as it is uncharacteristic of the surrounding residential communities.	
		<b>D4</b>	Oppose	Oppose the inclusion of the following activities: Activity Industrial – P1 Industrial Activity and P2 Warehousing and distribution activities Activity commercial – P9 Service Station	
		<b>D5</b>	Oppose	Oppose the designation of parking lots within the proposed CIAL REPA Zone.	
		<b>D6</b>	Oppose	Oppose Built form standards 16.4.5.2 as outlined in the proposed MBP plan change.	
		<b>D7</b>	Oppose	Oppose Built Form Standard 16.4.5.2.1 (Maximum height of buildings and fencing).	
		<b>D8</b>	Oppose	Oppose Built Form Standards 16.4.5.2.3 (Minimum building setbacks from road boundary).	
		<b>D9</b>	Oppose	Oppose Built form Standards 16.4.5.2.4 (Minimum setbacks from eastern boundary & residential activity).	
		<b>D9</b>	Oppose	Oppose Built form Standards 16.4.5.2.4 (Minimum setbacks from eastern boundary & residential activity).	
		<b>D10</b>	Oppose	Oppose Built Form Standards 16.4.5.2.7 (Landscaped areas).	
		<b>D11</b>	Oppose	Oppose the non-complying activities description in Rule 16.4.5.1.5, NC7	
Westgrove Committee	<b>M26</b>	<b>D1</b>	Oppose	Decline the plan change request.	<b>Yes</b>
Roy Arnold Reid	<b>M27</b>	<b>D1</b>	Oppose	Review in entirety, involve all relevant elements, respect those affected and get it right.	<b>No</b>

### SUBMITTERS TO PLAN CHANGE – ADDRESSES FOR SERVICE

Name	Address 1	Address 2	Address 3	Email	Submission
Craig Murphy	30 Lavandula Crescent	Burnside	Christchurch 8042	csmurphy@xtra.co.nz	M01
W.S Bacon	9 Braithwaite Street	Braithwaite House	Ilam		M02
Rodger Donald Linton	PO Box 79107	Avonhead	Christchurch 8446	rodger.linton@gmail.com	M03
The Avonhead Community Group Inc.	c/- Prof S.S. Bagchi JP	12 Westgrove Avenue	Christchurch 8042	bagchiss@gmail	M04
Canterbury District Health Board	Community and Public Health	PO Box 1475	Christchurch 8140	alizon.paterson@cdhb.health.nz	M05
Christchurch City Council	Attn: Mike Theelen	PO Box 73012	Christchurch	michael.theelen@ccc.govt.nz	M06
Canterbury Earthquake Recovery Authority for and on behalf of the Crown (Crown)	Attn: Viv Smith, Manager Planning	Private Bag 4999	Christchurch 8140	info@cera.govt.nz	M07
Airways Corporation of New Limited	c/- Opus International Consultants Limited	PO Box 1482	Christchurch	george.enersen@opus.co.nz	M08
Antony Thomas Gough	PO Box 1330	Christchurch 8052		a.gough@herefordholdings.co.nz	M09
Errol McGregor Smith	499 Avonhead Road	Christchurch		kathrynsmith@xtra.co.nz	M10
Christchurch International Airport Limited	c/- Chapman Tripp	PO Box 2510	Christchurch 8140	ben.williams@chapmantripp.com	M11
Commodore Airport Hotel Limited	c/- Duncan Cotterill	PO Box 5	Christchurch 8140	jamie.robinson@duncancotterill.com	M12
Avon Hotel Limited	c/- Russell McVeagh	P O Box 8	Auckland 1140	daniel.minhinnick@russellmcveagh.com	M13
Andrew Centre Limited	c/- Russell McVeagh	P O Box 8	Auckland 1140	daniel.minhinnick@russellmcveagh.com	M14
Jared and Sarah Murtha	517 Avonhead Road	Christchurch 8042		murtha.jared@gmail.com	M15
Sarah Joan Murtha	517 Avonhead Road	Christchurch 8042		sarahjmurtha@gmail.com	M16
N Perry	15 Henridge Place	Avonhead	Christchurch 8042	nperry@zoot.net.nz	M17
Memorial Avenue Investments Limited	c/- Anderson Lloyd	P O Box 13831	Christchurch 8141	mark.christensen@andersonlloyd.co.nz	M18
G N McVicar No 1 Trust	c/- Pru Steven	PO Box 9344	Christchurch	pru@prusteven.co.nz	M19
Gordon Joseph Donaldson	27 Roydvale Avenue	Burnside	Christchurch	gdonaldson1949@gmail.com	M20
Heather Mackness Gladstone	414B Memorial Avenue	Burnside	Christchurch 8053	heathergladstone@xtra.co.nz	M21

Graham Wilkinson	P O Box 1648	Christchurch 1648		grw@xtra.co.nz	M22
Selwyn Hinton Manning and Mary Brown Manning	24B Crosdale Place	Avonhead	Christchurch 8042	shmanning@xtra.co.nz	M23
Sheryl Carol Valmai Linton	P O Box 79107	Avonhead	Christchurch 8446	sheryn.linton@gmail.com	M24
Linton Family Trust	P O Box 79107	Avonhead	Christchurch 8446	rodger.linton@gmail.com	M25
Westgrove Committee	6 Algie Place	Avonhead	Christchurch 8042	iain.malcolm@xtra.co.nz	M26
Roy Arnold Reid	48 Merrin Street	Avonhead	Christchurch 8042	ry.r@xtra.co.nz	M27

## **PROPOSED PLAN CHANGE**

### **MEMORIAL BUSINESS PARK**

#### **ADDENDUM TO SUMMARY OF DECISIONS SOUGHT IN SUBMISSIONS**

#### **INTRODUCTION**

The period for making submissions on the Memorial Business Park plan change request closed on 30 January 2015 and the submissions were published on 16 February 2015. The three submissions identified below were received within the period ending on 30 January 2015 but were not published.

Further submissions may be made in support of or in opposition to these three submissions. Further submissions can only be made by a person representing a relevant aspect of the public interest or by a person that has an interest in the plan change that is greater than the interest of the general public. It is not another opportunity to make fresh submissions on the Plan Change itself. Further submissions on these three submissions must be received by the Council by no later than 11 March 2015.

#### **THE SUMMARY**

<b>Submitter</b>	<b>Submission No.</b>	<b>Decision No.</b>	<b>Request</b>	<b>Decision Sought</b>	<b>Wishes to be heard?</b>
Barrie Symon	<b>M28</b>	<b>D1</b>	Oppose	Reject the Memorial Business Park Proposal.	<b>No</b>
Jeff and Sandra Walker	<b>M29</b>	<b>D1</b>	Oppose	Reject the Memorial Business Park proposal.	<b>Not stated</b>
Tim Hunter	<b>M30</b>	<b>D1</b>	Support	Retain Rule 16.4.5.1.1 P14.	<b>Not Clear</b>
<b>Addresses for Service</b>					
<b>Name</b>	<b>Address 1</b>	<b>Address 2</b>	<b>Address 3</b>	<b>Address 4</b>	<b>Submission</b>
Barrie Symon	474 Avonhead Road	Avonhead	Christchurch	8042	<b>M28</b>
Jeff and Sandra Walker	503 Avonhead Road	Avonhead	Christchurch	8042	<b>M29</b>
Tim Hunter	Christchurch and Canterbury Tourism	P O Box 2600	Christchurch	8140	<b>M30</b>