

**FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSIONS ON
MEMORIAL BUSINESS PARK PRIVATE PLAN CHANGE REQUEST UNDER CLAUSE 20 OF
THE CANTERBURY EARTHQUAKE (CHRISTCHURCH REPLACEMENT DISTRICT PLAN)
ORDER 2014**

To: Christchurch City Council ("**Council**")

Name: Andrew Centre Limited ("**ACL**")

Scope of further submission

1. This is a further submission in support of and in opposition to submissions on Memorial Avenue Investments Limited's ("**MAIL**") private plan change request under clause 20 of the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014 ("**Proposal**").
2. ACL has an interest in the Proposal that is greater than the interest that the general public has because ACL made a primary submission on the Proposal in its entirety. As ACL set out in that primary submission, the range and scale of activities contemplated by the Proposal will threaten the redevelopment of the Christchurch CBD and the integral functional and social role that it serves for Christchurch and the broader Canterbury region. Any proposal that undermines the functional and social role of the CBD will directly affect ACL.

Submissions supported and opposed

3. The submissions supported and opposed by ACL are set out in the table **attached** as **Schedule 1** to this further submission. In summary, ACL supports a number of submissions that align with the views expressed in ACL's primary submission, and opposes the submission by MAIL, which seeks to significantly amend the private plan change as notified.

Reasons for further submission

4. For the submissions set out in **Schedule 1** that ACL supports, those submissions should be allowed, and for the submissions that ACL opposes, those submissions should be disallowed, so as to:
 - (a) promote the purposes of the Canterbury Earthquake Recovery Act 2011, and give effect to the purposes and provisions of other relevant planning documents, including the Land Use Recovery Plan and the Canterbury Regional Policy Statement;
 - (b) promote sustainable management of resources, achieve the purpose of the Resource Management Act 1991 ("**RMA**") and give effect to Part 2 and other provisions of the RMA;
 - (c) enable the social, economic and cultural wellbeing of the Christchurch community;
 - (d) meet the reasonably foreseeable needs of future generations, including by sustaining the potential of the significant physical resource represented by ACL's assets in Christchurch for the future; and
 - (e) represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions relative to other means, and discharge the Council's duty under section 32 of the RMA.

Decisions sought

5. ACL seeks the following relief:
- (a) That the submissions supported in **Schedule 1** be allowed.
 - (b) That the submissions opposed in **Schedule 1** be disallowed.
 - (c) Such further, alternative or other consequential amendments as may be necessary to fully address ACL's further submission as set out above and below.
6. ACL wishes to be heard in support of this further submission.

Signature: **ANDREW CENTRE LIMITED** by its solicitors and authorised agents Russell McVeagh:



Bronwyn Carruthers / Daniel Minhinnick

Date: 30 January 2015

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Schedule 1

Sub No.	Submitter	Decision No.	Decision Sought	Support / Oppose
M03	Rodger Donald Linton	D1	Oppose the rezoning of the proposed land from current Rural 5/Rural 5 Airport influence to Business/Industrial.	Support
M04	The Avonhead Community Group Inc.	D1	Oppose the rezoning from Rural 5 to Industrial Park Zone.	Support
		D2	Defer the decision on the MAIL site to Phase 2 of the DPR.	Support
M06	Christchurch City Council	D5	Delete Rule P6, 16.4.5.1.1 and consequential amendments including: i. Deletion of rule RD5, 16.4.5.1.3 ii. Deletion of 16.4.5.3.5 (Matters of Discretion: Retail Activities).	Support
		D6	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: a. 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 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 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 <u>a. 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> <u>b. 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> <u>c. Consistency with the objectives and policies in the industrial chapter; and</u> <u>d. 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> <u>e. The extent to which the retail activity serves the needs of workers and visitors to the industrial</u>	Support

			<p><u>area.</u></p> <p><u>f. The impact of the retail activity on the ability of existing or future permitted industrial activities to operate or establish without undue constraint.</u></p> <p><u>g. The effect of the retail activity on the capacity to accommodate future demand for industrial activities.</u></p> <p><u>h. The extent to which the retail activity is ancillary to the primary use of a site for industrial activities.</u></p> <p><u>i. 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><u>j. 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><u>k. Whether there are any benefits of a retail activity providing a buffer between industrial activities and more sensitive land use activities.</u></p> <p><u>l. The extent to which the retail activity is accessible by a range of modes of transport for communities served by the activity.</u></p>	
		D11	Amend Rule 16.4.5.2.3 (d) (Minimum Building Setback from road boundaries) by deleting 10 metres and substituting 20 metres under the headings Permitted and Restricted Discretionary	Support
M07	Chief Executive of the Canterbury Earthquake Recovery Authority for and on behalf of the Crown	D1	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.	Support
		D2	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.	Support
		D3	Amend Rule 16.4.5.1.1(P6) to only allow for the following types of commercial activities: <ul style="list-style-type: none"> - Yard based and trade based activities, - Emergency services, - Activities that support the needs of worker and businesses in the zone, - Activities that are ancillary to permitted activities in the industrial zone 	Support
		D4	Amend Rule 16.4.5.1.1(P11) to only allow for office development that is ancillary to a permitted activity in the Industrial Zone.	Support
		D5	Delete P14 Guest accommodation from Rule 16.4.5.1.1 Permitted activities P14 – Guest accommodation.	Support
		D6	Retain Rule 16.4.5.1.1 (P17) – Emergency Service Facility as notified.	Support
		D7	Amend Rule 16.4.5.1.3 RD5 Retail Activity – 16.4.5.3.3 <u>16.4.5.3.5</u>	Support
		D8	Amend the location of the access points as indicated on the ODP in conjunction with NZTA.	Support
		D9	Amend the Built form standards in 16.4.5.2 to include the following additional standard: <p>“16.4.5.2.12-Water supply for fire fighting <i>“Sufficient water supply and access to water supplies for fire fighting shall be made available to all</i></p>	Support

			<p><u>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></p> <p>As a consequence , amend Rule 16.4.5.1.3 RD2 to include a further matter of discretion as follows: <u>h. Water supply and access for fire fighting – 16.6.1.11 (Proposal 16 Industrial)</u> and add the following matter of discretion to 16.6.1 <u>"16.6.1.11 Water supply for fire fighting</u> <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></p>	
		D10	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>	Support
		D11	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.	Support
		D12	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.	Support
		D13	Amend Rule 4.5.2.3(d) to increase the minimum set back from Memorial Avenue.	Support
		D14	Amend Rule 16.4.5.3.2 to give greater direction in terms of character and design.	Support
		D15	Amend the outline development plan to identify the staging of development and subdivision.	Support
		D16	Amend the ODP by revising the indicated internal road layout to avoid safety conflicts with State Highway 1 and its proposed on-ramp.	Support
		D17	Amend the ODP to reflect any alterations to the location of the access points that may be required.	Support
		D18	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.	Support
M09	Antony Thomas Gough	D1	Oppose the proposed zoning at this stage as this is a critical time for the redevelopment of our CBD. The proposal should be put on hold for at least ten years to allow the developments in the CBD to get established.	Support
M11	Christchurch International Airport Limited	D21	That rule P11 be deleted and offices be made discretionary activity consistent with other Industrial zones.	Support
		D23	Seek that Rule P6 be deleted and that the retail activities be made a discretionary activity consistent with other Industrial zones.	Support
M12	Commodore Airport Hotel Limited	D1	Oppose the rezoning of the MBP in its current form.	Support
		D2	Seek the proposed MBP land to retain its rural zoning.	Support

M13	Avon Hotel Limited	D1	Decline the proposal	Support			
		D2	As an alternative and less preferred option, amend the proposal to narrow the range and scale of activities enabled to industrial activities.	Support			
M15	Jared and Sarah Murtha	D1	Decline the proposal	Support			
M16	Sarah Joan Murtha	D1	Decline the proposal	Support			
M17	N Perry	D1	Oppose the rezoning of the land to Industrial Park Zone.	Support			
M18	Memorial Avenue Investments Limited	D1	Support re-zoning of land for 'industrial park' or similar use.	Oppose			
		D2	Amend status of buildings within zone from permitted to controlled.	Oppose			
		D3	Amend the Outline Development Plan.	Oppose			
		D4	Preventing industrial, warehouse and trade supplier uses on road frontage areas.	Oppose			
		D5	Amend built form standards.	Oppose			
		D6	Provide increased retail and office activities.	Oppose			
		D7	Amend 16.4.5.1.1 by <ul style="list-style-type: none"> • Adding P6 – Supermarket <table border="1" data-bbox="748 751 1812 1013"> <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 4,200m².</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 4,200m².</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 4,200m².</u>			
D8	Delete Built Form Standards P6 in Rule 16.4.5.1.1:	Oppose					

			P6	Retail Activity unless specified below	<p>Retail Activity within the Industrial Park (Memorial Avenue) Zone shall:</p> <p>a. be limited to a total of 4100m2 glfa across the Outline Development Plan area in Appendix 16.7.10; and</p> <p>b. for single retail tenancies of less than 450m2 glfa, not exceed 800m2 glfa across the Outline Development Plan area in Appendix 16.7.10; and</p> <p>c. have a minimum of 20% of the ground floor elevation facing the street comprised of visually transparent glazing.</p>	
		D9	Delete Built Form Standard P7 in Rule 16.4.5.1.1:			Oppose
			P7	Ancillary Retail Activity unless specified below	<p>Any Ancillary Retail Activity shall either:</p> <p>a. occupy no more than 250m2 or 25% of the gross floor area of all buildings on the site, whichever is the lesser; and</p> <p>b. be located at the front of buildings facing the street, except on rear sites; and</p> <p>d. a minimum of 20% of the ground floor elevation facing the street shall have visually transparent glazing.</p>	
		D10	Amend 16.4.5.1.1 by adding Built Form Standard P7 as follows:			Oppose
			P7	Retail Activity not otherwise permitted	<p>a. For retail tenancies greater than 450m2 gross leasable floor area, retailing shall not exceed 23,800m2 gross leasable floor area in total within the zone; and</p> <p>b. For retail tenancies less than 450m2 gross leasable floor area, retailing shall not exceed:</p> <p>i. 3,000m2 gross leasable floor area in total within the zone prior to 1 January 2017;</p> <p>ii. 7,000m2 gross leasable floor area in total within the zone</p>	

				<p>after 1 January 2017.</p> <p>c. Retail activities shall have a minimum of 20% of the ground floor elevation facing the street comprised of visually transparent glazing.</p> <p>Note: Buildings are controlled activities. Applications for consent for retail activities will need to include details of the gross leasable floor area to demonstrate compliance with this rule. Council will maintain records of total retail tenancies within the zone.</p>	
D11	Amend Rule 16.4.5.1.1 Built Form Standard P8 as follows:				Oppose
	P8	Food and Beverage Outlet unless specified below	<p>a. The maximum gross leasable floor area per tenancy shall be 150m2.</p> <p>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.</p>		
D12	Add Rule 16.4.5.1.1 Built Form Standard P9 as follows:				Oppose
	P9	Trade suppliers	a. Nil		
D13	Add Rule 16.4.5.1.1 Built Form Standard P10 as follows:				Oppose
	P10	Yard based suppliers	a. Nil		
D14	Amend Rule 16.4.5.1.1 Built Form Standard P11 as follows:				Oppose
	P11	Service Station	a. Nil		
D14	Amend Rule 16.4.5.1.1 Built Form Standard P12 as follows:				Oppose
	P12	Commercial Service	a. Nil		
D15	Delete Rule 16.4.5.1.1 Built Form Standard P11 as follows:				Oppose
	P11	Office Activity unless specified below	<p>Office Activity within the Industrial Park Zone (Memorial Avenue) shall:</p> <p>a. be limited to a total of 5000m2 across the Outline Development Plan areas; and</p> <p>b. be located at the front of buildings facing the street, except on rear sites; and</p> <p>c. a minimum of 20% of the ground floor elevation facing Memorial Avenue, Russley Road or Avonhead Road shall have visually transparent glazing.</p>		
D16	Delete Rule 16.4.5.1.1 Built Form Standard P12 as follows:				Oppose
	P12	Ancillary Office Activity	<p>Any Ancillary Office Activity shall:</p> <p>a. occupy no more than 500m2 or 30% of the gross floor area of all buildings on the same site, whichever is the lesser; and</p>		

				<p>b. be located at the front of buildings facing the street, except on rear sites; and</p> <p>c. a minimum of 20% of the ground floor elevation facing the street shall have visually transparent glazing.</p>	
D17	Amend Rule 16.4.5.1.1 Built Form Standard P13 as follows:	<p><u>P13</u></p>	<p><u>Office Activity ancillary to P1 - P12</u></p>	<p>Any Ancillary Office Activity shall:</p> <p><u>a. occupy no more than 500m2 or 30% of the gross floor area of all buildings on the same site, whichever is the lesser; and</u></p> <p><u>b. be located at the front of buildings facing the street, except on rear sites; and</u></p> <p><u>c. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation</u></p>	Oppose
D18	Amend Rule 16.4.5.1.1 Built Form Standard P14 as follows:	<p><u>P14</u></p>	<p><u>Office Activity , other than P13, for:</u></p> <p><u>a. Aviation related business;</u></p> <p><u>i. commercial, recreational or military aviation, including any ancillary or support facilities or activities;</u></p> <p><u>ii. support facilities and activities which enable the airport to function, for example customs and quarantine operations;</u></p> <p><u>iii. freight, distribution or logistics activities; or</u></p> <p><u>iv. tourist related activities or service; or</u></p> <p><u>b. Rural business;</u></p> <p><u>i. businesses or organisations that directly or primarily service rural productive industries, including agriculture, horticulture and pastoral activities; or</u></p> <p><u>c. Professional offices.</u></p>	<p><u>a. For Activities P14a and P14b – Nil.</u></p> <p><u>b. For Activity P14c professional offices the maximum gross leasable floor area per tenancy shall be 400m2.</u></p> <p><u>c. 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>	Oppose
No no.	Amend Rule 16.4.5.1.1 Built Form Standard P15 as follows:	<p><u>P15</u></p>	<p><u>Office Activity ,not otherwise permitted by P13 and P14</u></p>	<p><u>a. Until 1 January 2017 the maximum individual tenancy shall be 400m2 gross leasable floor area, and total tenancies within the zone shall not exceed 3,000m2 gross leasable floor area;</u></p> <p><u>b. Between 1 January 2017 and 1 January 2022 total Activity P15 tenancies within the zone shall not exceed 8,000m2 gross leasable floor area; and</u></p> <p><u>c. After 2022 total Activity P15 tenancies within the zone</u></p>	Oppose

				<p>shall exceed 12,000m² gross leasable floor area. <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> <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>	
D19	Amend Rule 16.4.5.1.1 Built Form Standard P16 as follows:				Oppose
	P16	Veterinary care facility	a. Nil		
D20	Amend Rule 16.4.5.1.1 Built Form Standard P17 as follows:				Oppose
	P17	Health care facility excluding care facilities incorporating onsite accommodation	a. Nil		
D21	Amend Rule 16.4.5.1.1 Built Form Standard P18 as follows:				Oppose
	P18	Guest Accommodation	<p>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. c. any bedroom must be designed and constructed to achieve an external to internal noise reduction of not less than 35dB Dtr,2m,nTw +Ctr d. any ancillary retail activity shall occupy not no more than 500m² or 25% of the gross floor area of all buildings on the site use for Guest Accommodation, whichever is the lesser <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</u></p>		

			Memorial Avenue or Russley Road.	
		Amend Rule 16.4.5.1.1 Built Form Standard P19 as follows:		
	P19	Retail Activity ancillary to and on the same site as Guest Accommodation	a. Any ancillary retail shall occupy no more than 500m2 or 25% of the gross floor area of all buildings within the zone, whichever is the lesser.	
D24	Amend Rule 16.4.5.1.1 Built Form Standard P22 as follows:			Oppose
	P22	Gymnasium	a. Nil.	
D25	Amend Rule 16.4.5.1.1 Built Form Standard P23 as follows:			Oppose
	P23	Rural research facilities and laboratories	a. Nil.	
	Amend Rule 16.4.5.1.2 as follows:			
	There are no Controlled activities. Activity		The Council's discretion shall be limited to the following Matters:	
	C1	Erection of new buildings and additions to existing buildings	a. Design and amenity for controlled activities 16.4.6.3.2.	
D26	Amend Rule 16.4.5.1.3 as follows: The activities listed below are Restricted Discretionary Activities. RD3 and RD4 RD2 shall also comply with the Built Form Standards set out in 16.4.5.2 16.4.6.3. Discretion to grant or decline consent and impose conditions is restricted to the Matters of Discretion set out in 16.5.1 16.6.1 and 16.5.2 16.6.2 for each standard, as set out in the following table.			Oppose
D27	Amend Rule 16.4.5.1.3 Built Form Standards table as follows:			Oppose
	Activity		The Council's Discretion shall be limited to the following Matters:	
	RD1	Activities P1 – P19 P24 set out in 16.4.5.1.1 16.4.6.1.1 which do not comply with one of more of the Key Structuring Elements on the Memorial Avenue Outline Development Plan in Appendix 16.7.4011.	Outline Development Plan – 16.4.6.3.1	
D28	Amend Rule 16.4.5.1.3 Built Form Standards table as follows:			Oppose
	Activity		The Council's Discretion shall be limited to the following	
	RD2	Activities P1 – P18 P24 set out in 16.4.5.1.1 that do not comply with one or more of the Built Form	a. Maximum Height of Buildings and Fencing or screening Structures – 16.6.1.1 b. Maximum Building Coverage of a Site –	

			Standards in Rule 16.4.5.2.	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	
	D29	Amend Rule 16.4.5.1.3 Built Form Standards table as follows:			Oppose
		Activity	The Council's Discretion shall be limited to the following Matters:		
		RD3	Erection of new buildings and additions to existing buildings on sites within 50 metres of Memorial Avenue, Russley Road and Avonhead Road Retail Activity which does not comply with the Activity Specific Standard for Activities P6, P7, P8 and P19	a. Design and amenity 16.4.5.3.2 Retail Activity 16.4.6.3.5 b. Ground floor glazing 16.4.6.3.7	
	D30	Amend Rule 16.4.5.1.3 Built Form Standard table as follows:			Oppose
		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 Office activity which does not comply with the Activity Specific Standard for Activities P13, P14 and P15	a. Retail and Office Activity – 16.4.6.3.5 b. Ground floor glazing 16.4.6.3.7	
	D31	Amend Rule 16.4.5.1.3 Built Form Standard table as follows:			Oppose
		Activity	The Council's Discretion shall be limited to the following Matters:		
		RD5	The creation of any surface water management structure within 3 kilometres of the outer edge of the runways at Christchurch International Airport. Any application arising from noncompliance with this rule will	a. Surface water management structures and Birdstrike risk – 16.6.1.9.	

			<p>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>											
		<p>Amend Rule 16.4.5.1.4 Discretionary Activities table as follows:</p> <table border="1"> <thead> <tr> <th colspan="2">Activity</th> <th colspan="2">The Council will consider any matters under s104 of the Act including:</th> </tr> </thead> <tbody> <tr> <td>D1</td> <td>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, P7, P8, P11, P12 and P14.</td> <td colspan="2">a. Display of Goods, Showroom and Nonindustrial Activities -16.6.2.1.</td> </tr> </tbody> </table>			Activity		The Council will consider any matters under s104 of the Act including:		D1	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, P7, P8, P11, P12 and P14.	a. Display of Goods, Showroom and Nonindustrial Activities -16.6.2.1.			
Activity		The Council will consider any matters under s104 of the Act including:												
D1	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, P7, P8, P11, P12 and P14.	a. Display of Goods, Showroom and Nonindustrial Activities -16.6.2.1.												
	D32	<p>Amend Rule 16.4.5.1.4 Discretionary Activities table as follows:</p> <table border="1"> <thead> <tr> <th colspan="2">Activity</th> <th colspan="2">The Council will consider any matters under s104 of the Act including:</th> </tr> </thead> <tbody> <tr> <td>D2</td> <td>Parking Lots and Parking Buildings, except for Parking Lots in the area identified as Runway Extensions End Protection Area in the Outline Development Plan in Appendix 16.7.4011</td> <td colspan="2">a. Parking Lots and Parking Buildings – 16.6.2.2.</td> </tr> </tbody> </table>			Activity		The Council will consider any matters under s104 of the Act including:		D2	Parking Lots and Parking Buildings, except for Parking Lots in the area identified as Runway Extensions End Protection Area in the Outline Development Plan in Appendix 16.7.4011	a. Parking Lots and Parking Buildings – 16.6.2.2.			Oppose
Activity		The Council will consider any matters under s104 of the Act including:												
D2	Parking Lots and Parking Buildings, except for Parking Lots in the area identified as Runway Extensions End Protection Area in the Outline Development Plan in Appendix 16.7.4011	a. Parking Lots and Parking Buildings – 16.6.2.2.												
	D33	<p>Amend Rule 16.4.5.1.5 Non Complying Activities table as follows:</p> <table border="1"> <tbody> <tr> <td>NC1</td> <td colspan="3">Any billboard within the zone, <u>except as provided for by 16.4.5.2.8.</u></td> </tr> </tbody> </table>			NC1	Any billboard within the zone, <u>except as provided for by 16.4.5.2.8.</u>				Oppose				
NC1	Any billboard within the zone, <u>except as provided for by 16.4.5.2.8.</u>													
	D34	<p>Amend Rule 16.4.5.1.5 Non Complying Activities table as follows:</p> <table border="1"> <tbody> <tr> <td>NC3</td> <td colspan="3"><u>Any Sensitive Activity</u> inside the air noise contour (50dBA Ldn) as defined in the Planning Maps, <u>except as provided for by P17</u></td> </tr> </tbody> </table>			NC3	<u>Any Sensitive Activity</u> inside the air noise contour (50dBA Ldn) as defined in the Planning Maps, <u>except as provided for by P17</u>				Oppose				
NC3	<u>Any Sensitive Activity</u> inside the air noise contour (50dBA Ldn) as defined in the Planning Maps, <u>except as provided for by P17</u>													
	D40	<p>Amend Rule 16.4.5.1.5 Maximum height of buildings and fencing or screening structures – as follows:</p> <table border="1"> <thead> <tr> <th>Applicable to</th> <th>Permitted</th> <th>Restricted Discretionary</th> <th>Matters of Discretion</th> </tr> </thead> <tbody> <tr> <td>d. Fencing and screening structures</td> <td>1.2 metres, or 2 metres where the</td> <td>Greater than 1.2 metres, or the</td> <td>Maximum Height of Buildings and Fencing</td> </tr> </tbody> </table>			Applicable to	Permitted	Restricted Discretionary	Matters of Discretion	d. Fencing and screening structures	1.2 metres, or 2 metres where the	Greater than 1.2 metres, or the	Maximum Height of Buildings and Fencing		Oppose
Applicable to	Permitted	Restricted Discretionary	Matters of Discretion											
d. Fencing and screening structures	1.2 metres, or 2 metres where the	Greater than 1.2 metres, or the	Maximum Height of Buildings and Fencing											

			located between any building and the road boundary	whole of the structure is at least 50% visually transparent – refer to Figure 16.1.	structure is greater than 1.2 metres where the whole of the structure is less than 50% visually transparent, or greater than 2 metres where the whole of the structure is at least 50% visually transparent. Refer to Figure 16.1 below.	or Screening Structures – 16.6.1.1	
	D41	Amend Rule 16.4.5.2.3 Minimum building setback from road boundaries – as follows:					Oppose
		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 Rule 16.4.5.2.3 Minimum building setback from road boundaries – as follows:					Oppose
		Applicable to	Permitted	Restricted Discretionary	Matters of Discretion		
		b. Ancillary Offices (only applicable to setbacks from the 'Primary Road' or 'Secondary Road' as defined on the Outline Development Plan in Appendix 16.7.10)	1.5 metres	Less than 1.5 metres	Minimum Building Setback from Road Boundaries – 16.6.1.3		
	D43	Amend Rule 16.4.5.2.3 Minimum building setback from road boundaries – as follows:					Oppose
		Applicable to	Permitted	Restricted Discretionary	Matters of Discretion		
		c. For sites with more than one road boundary (only applicable to setbacks from the 'Primary Road' and 'Secondary Road' as defined on	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		

		the <u> </u> Outline Development Plan in Appendix 16.7.10)				
D44	Amend Rule 16.4.5.2.3 Minimum building setback from road boundaries – as follows:					Oppose
	Applicable to	Permitted	Restricted Discretionary	Matters of Discretion		
	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 Rule 16.4.5.2.3 Minimum building setback from road boundaries – as follows:					Oppose
	Applicable to	Permitted	Restricted Discretionary	Matters of Discretion		
	b. Any activity on a site adjacent to Russley Road	<u>540</u> metres	Less than <u>540</u> metres	Minimum Building Setback from Road Boundaries – 16.6.1.3		
D46	Amend Rule 16.4.5.2.3 Minimum building setback from road boundaries – as follows:					Oppose
	Applicable to	Permitted	Restricted Discretionary	Matters of Discretion		
	c. Any activity on a site adjacent to Avonhead Road	<u>165</u> metres	Less than <u>165</u> metres	Minimum Building Setback from Road Boundaries – 16.6.1.3		
D47	Amend Rule 16.4.5.2.3 Minimum building setback from road boundaries – as follows:					Oppose
	Applicable to	Permitted	Restricted Discretionary	Matters of Discretion		
	d. Any activity on an <u>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 Rule 16.4.5.2.3 Minimum building setback from road boundaries – as follows:					Oppose
	Applicable to	Permitted	Restricted Discretionary	Matters of Discretion		
	e. Any activity on the <u>north-eastern edge of the Main Street as shown on the Outline</u>	<u>2 metres</u>	<u>Less than 2 metres</u>	Minimum Building Setback from Road Boundaries – 16.6.1.3		

			<u>Development Plan in Appendix 16.7.11.</u>				
D49	Amend Rule 16.4.5.2.3 Minimum building setback from road boundaries – as follows:						Oppose
	Applicable to	Permitted	Restricted Discretionary	Matters of Discretion			
	<u>f. Any activity on internal roads 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>	<u>0 metres</u>	<u>N/A</u>	<u>N/A</u>			
D50	Amend Rule 16.4.5.2.4 Minimum building setback from the eastern boundary and residential activity – as follows:						Oppose
	Applicable to	Permitted	Restricted Discretionary	Matters of Discretion			
	<u>a. Any site adjoining the eastern boundary of the zone.</u>	<u>20-6 metres</u>	<u>Less than 20 6 metres</u>	<u>Minimum building setback from the boundary with a residential zone – 16.6.1.4</u>			
D51	Amend Rule 16.4.5.2.4 Minimum building setback from the eastern boundary and residential activity – as follows:						Oppose
	Applicable to	Permitted	Restricted Discretionary	Matters of Discretion			
	<u>b. Any site adjoining a site used for residential activity within the zone</u>	<u>20-6 metres</u>	<u>Less than 20 6 metres</u>	<u>Minimum building setback from the boundary with a residential zone - 16.6.1.4.</u>			
D52	Add Rule 16.4.5.2.6 Sunlight and Outlook on the Main Street – as follows:						Oppose
	Permitted	Restricted Discretionary	Matters of Discretion				
	<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</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>				

			<u>boundary of the road reserve on the opposite side of the Main Street.</u>			
	D53	Amend Rule 16.4.5.2.6 Outdoor storage of materials to 16.4.5.2.6 <u>7</u> Outdoor storage of materials/ <u>car parking</u>				Oppose
	D54	Amend Rule 16.4.5.2.6 <u>7</u> Outdoor storage of materials/ <u>car parking</u> Built Form Standard table as follows:				Oppose
		Permitted	Restricted Discretionary	Matters of Discretion		
		b. Car parking shall be provided to the side or rear of sites and not between buildings and the street, except for visitor parking. On that side of sites adjacent to and facing Memorial Avenue and Russley Road all car parking, except for visitor parking, shall be provided to the side or rear of sites and not between buildings and the street.	Non-compliance with Permitted Standard	Non-compliance with Permitted Standard		
	D55	Amend Rule 16.4.5.2.7 Landscaped areas 16.4.5.2.7 <u>8</u> Landscaped areas				
	D56	Amend Rule 16.4.5.2.7 <u>8</u> Landscaped areas Built Form Standard table as follows:				Oppose
		Permitted	Non-complying	Matters of discretion		
		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 e below)Except for in the Central Precinct, the 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);	Non-compliance with Permitted Standard	Landscaped Areas - 16.6.1.7		
		b. All of the setback from road boundaries excluding road or				

		<p><u>pedestrian crossing 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, 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</u></p>			
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		<p><u>required for these rules shall be in accordance with the provisions in Appendix 16.1.</u></p> <p>b. The area adjoining the road frontage of all sites shall have a landscape strip in accordance with the following standards.</p> <p>i. Minimum width - 1.5 metres 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;</p> <p>c A landscaping strip shall be provided within the setback from Avonhead 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>			
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			<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>									
	D57	<p>Delete the Advice note - 16.4.5.2.78 Landscaped areas: Note 1: 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. 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.</p>				Oppose						
	D58	<p>Amend Rule 16.4.5.2.9 Signage adjacent to Memorial Avenue as follows:</p> <table border="1"> <thead> <tr> <th>Permitted</th> <th>Non-complying</th> <th>Matters of discretion</th> </tr> </thead> <tbody> <tr> <td> <p>a. Within the <u>210m</u> 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 10 m²<u>18m²</u> per side;</p> <p>b. have a maximum height of 10 metres</p> <p>c. have a maximum width 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</p> </td> <td> <p>Non-compliance with this standard</p> </td> <td> <p>Signage 16.4.6.3.3</p> </td> </tr> </tbody> </table>				Permitted	Non-complying	Matters of discretion	<p>a. Within the <u>210m</u> 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 10 m²<u>18m²</u> per side;</p> <p>b. have a maximum height of 10 metres</p> <p>c. have a maximum width 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</p>	<p>Non-compliance with this standard</p>	<p>Signage 16.4.6.3.3</p>	Oppose
Permitted	Non-complying	Matters of discretion										
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		hours of operation; c. not be flashing or illuminated by any means other than lights directed on it; and d. be located within 10 metres of a vehicle access point.								
D59		Amend Rule 16.4.5.2.9 Sewer production to 16.4.5.2.910 Sewer production			Oppose					
No number		Amend Rule 16.4.5.2.910 as follows:			Oppose					
		<table border="1"> <thead> <tr> <th>Permitted</th> <th>Non-complying</th> <th>Matters of discretion</th> </tr> </thead> <tbody> <tr> <td>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.</td> <td>Non-compliance with this standard</td> <td>16.4.6.3.4 Cycle access</td> </tr> </tbody> </table>	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	
Permitted	Non-complying	Matters of discretion								
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D60		Delete Rule 16.4.5.2.10 Hours of Deliveries: 16.4.5.2.10 Hours of Deliveries			Oppose					
		<table border="1"> <thead> <tr> <th>Permitted</th> <th>Non-complying</th> <th>Matters of discretion</th> </tr> </thead> <tbody> <tr> <td>a. No service deliveries shall occur within the zone between the hours of 10.00pm to 7.00am</td> <td>Non-compliance with this standard</td> <td>Hours of deliveries – 16.6.1.10</td> </tr> </tbody> </table>	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	
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 Rule 16.4.5.2.11 Cycle access as follows:			Oppose					
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Permitted	Non-complying	Matters of discretion								
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D62		Add Rule 16.4.5.2.11 Memorial community facilities:			Oppose					
		<table border="1"> <thead> <tr> <th>Permitted</th> <th>Non-complying</th> <th>Matters of discretion</th> </tr> </thead> <tbody> <tr> <td>A publicly accessible</td> <td>Non-compliance with Permitted</td> <td>Memorial Avenue armed</td> </tr> </tbody> </table>	Permitted	Non-complying		Matters of discretion	A publicly accessible	Non-compliance with Permitted	Memorial Avenue armed	
Permitted	Non-complying	Matters of discretion								
A publicly accessible	Non-compliance with Permitted	Memorial Avenue armed								

			<p>memorial feature commemorating New Zealand's armed forces shall be provided, following consultation with the Returned Services Association, in the 10 metre setback on the site adjacent to Memorial Avenue as required by Built Form Standard 16.4.5.2.3(i), prior to the issuing of any s224C certificate in respect of any subdivision of sites adjoining Memorial Avenue.</p>	<p>Standard</p>	<p>services memorial feature - 16.4.5.3.6</p>	
	<p>D63</p>	<p>Amend Rule 16.4.6.3.2 Design and Amenity to 16.4.6.3.2 Design and Amenity <u>for controlled activities</u>:</p> <p>a. The extent to which the design of the buildings will support the development of and maintain a high quality urban environment, having regard to:</p> <p>i. the degree of variation in form, bulk, location, orientation and height of the building;</p> <p>ii. the avoidance of large expanses of wall or repetitious building forms; and</p> <p>iii. the choice of materials.</p> <p>b. The quality of the architectural treatment of the building elevations including the design, architectural features and details, use of colour and building materials.</p> <p>c. The extent to which a high level of amenity is achieved with space and landscaping being as prominent as the built form.</p> <p>d. The extent to which the location of security fencing detracts from the visual amenity and landscape planting along the street frontage.</p> <p>e. The extent to which any signage on buildings is integrated with the architectural detail of a building.</p> <p>f. The extent to which showrooms, offices and areas for display of goods are positioned to face Memorial Ave and Russloy Road to maximise visual interest.</p> <p>g. The extent to which car parking and loading areas, service areas and outdoor storage are effectively screened from public view by landscaping.</p> <p>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, Russloy Road and Avonhead Road.</p> <p>i. The choice of materials and colours/reflectivity of facades to help to reduce the prominence of buildings in the landscape.</p> <p>A. For all areas in the Industrial Park zone (Memorial Avenue) as shown in Appendix</p>				<p>Oppose</p>

		<p><u>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> <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> <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</u></p>	
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		<p><u>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> <p><u>f. Car parking is not located adjacent to the Main Street in the Central Precinct.</u></p>	
D64	Amend Rule 16.4.6.3.5 Retail Activities to 16.4.6.3.5 Retail <u>and Office</u> Activities		Oppose
D65	Amend Rule 16.4.6.3.5 16.4.6.3.5 Retail <u>and Office</u> 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		Oppose
D66	Amend Rule 16.4.6.3.5 16.4.6.3.5 Retail <u>and Office</u> 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;		Oppose
D67	Amend Rule 16.4.6.3.5 16.4.6.3.5 Retail <u>and Office</u> 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; <u>and</u> .		Oppose
D68	Delete Rule 16.4.6.3.5 16.4.6.3.5 Retail <u>and Office</u> Activities (d): <u>d. Consistency with the objectives and policies for Industrial zones.</u>		Oppose
D69	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> <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>		Oppose
D70	Add Rule 16.4.6.3.7 Ground floor glazing: <u>16.4.6.3.7 Ground floor glazing</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>		Oppose