

CCZ - City Centre Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
CCZ - City Centre Zone /General /General	Chris Morris	61.1	Oppose	The submitter refers to any plans to make certain streets in the CHB pedestrian only, as this can make it difficult and inefficient for courier vans to deliver product to shops in the area and for customers to collect bulky or heavy items from shops by vehicle - impacting store owners, courier companies and the elderly.	Seeks that vehicle access continue to be provided to shops in the CBD for those who need it. (Inferred relief requested)	Open Submission
CCZ - City Centre Zone /Policies /CCZ-P4: City living	Tracey Reyburn	64.3	Support	Supports CCZ-P4: City living provisions in the city centre providing for residential activities with retail activities on the ground floor. Considers that a CCZ (City Centre Zone) should take account of the Art Deco architectural style for new buildings and the zone should incorporate the Marewa Shops area.	Retain CCZ-P4: City living provisions. Seeks that the CCZ (City Centre Zone) provisions for new buildings recognise Art Deco architectural style heritage qualities and the zone is extended to Marewa Shops properties. (Inferred relief requested)	Open Submission
CCZ - City Centre Zone /CCZ - City Centre Zone - Rules /CCZ-R2: Residential activities	Andrea Millar	105.21	Support	Supports the permitted activity rules applying to “residential units” and “residential activity” in the City Centre Zone as appropriate in the context of the establishment and operation of supported and transitional accommodation activities, such as those provided by Ara Poutama.	1. Retain the permitted activity rule CCZ-R2 applying to “residential activities” in the City Centre Zone.	Open Submission
CCZ - City Centre Zone /CCZ - City Centre Zone - Rules /General	Andrea Millar	105.22	Oppose	Zone rules do not enable community corrections activities, and provides non-complying activity status for these activities in the zone under LIZ-R7. Considers the importance of enabling non-custodial community corrections sites to establish, operate and redevelop, within appropriate areas, including the City Centre Zone which provides appropriate locations within which to establish community corrections sites, is easily accessible to offenders, and commercial, community and other similar activities are enabled as of right.	1. Insert a new permitted activity rule for “community corrections activities” in the City Centre Zone, as follows: <u>CCZ-RX: Community corrections activities</u> <u>Activity Status: Permitted</u>	Open Submission
CCZ - City Centre Zone /CCZ - City Centre Zone - Rules /CCZ-R6: Car parking areas	Holly Jenkins	214.6	Amend	Support standards to manage the attractiveness and interface of at grade car parking areas in commercial zones. Considers the standards fail to recognise practicalities of supermarkets and other commercial activities and that standards require a large portion of a site to be occupied for this purpose. Considers an either/or approach appropriate to achieve landscaping outcomes	Seek that the landscaping requirement of NCZ-R7; LCZ-R10; LFRZ-R3; TCZ-R7; CCZ-R6 be an either/or: 1. Where the car parking area is at-grade: a. a 2 m wide landscaping strip comprised of indigenous plants is provided along the full frontage of the road (except for the vehicle crossing), and <u>or</u> b. one indigenous specimen tree is provided for every ten car parks.	Open Submission
CCZ - City Centre Zone /CCZ - City Centre Zone - Standards Table /CCZ-S4: Frontages	Holly Jenkins	214.10	Amend	Considers the need for supermarkets and other commercial activities to locate back from the street for part of a site’s frontage to enable vehicle access, manoeuvring and car parking in front of the store. Considers it impractical to be completely built to the street and taking pedestrian access directly from the street and for a large portion of the building to be glazed due to heat transfer over fresh produce.	Amend the standard to provide an alternative landscaping requirement along an Activated Street where it is not possible for a building to adjoin the entire length of the frontage, or provide direct pedestrian access. Amend the standard to recognise the functional and operational requirements of a supermarkets which cannot support large areas of glazing.	Open Submission
CCZ - City Centre Zone /CCZ - City Centre Zone - Rules /CC-R11: Drive-through facilities	Anitha Premraj Sam Goddard	216.11	Amend	Supports the inclusion of drive through facilities in the City Centre Zone (CCZ). Considers the activity is consistent with Zone objectives and that drive through restaurants should be provided for as a restricted discretionary activity.	Seeks specific provision for drive through restaurants as a restricted discretionary activity within the City Centre zone	Open Submission
CCZ - City Centre Zone /CCZ - City Centre Zone - Rules /	Sean Thompson	225.13	Amend	The submitter considers that it is not self-evident from the analysis and rationale in the proposed plan, including in terms of s 32 RMA, why relocated buildings should be classified as non-complying in the NCZ, LCZ, LFRZ, LIZ and GIZ. It is accepted that relocated buildings should be discretionary in the Natural Open Space Zone, and there may be urban design and other considerations applicable to the Town Centre Zone and City Centre Zone which warrant different treatment. Since a 2004 Central Otago Environment Court decision most local authorities in New Zealand have either adopted permitted activity classification for relocated buildings (with no standards) or provided for permitted activity status with prescribed performance standards.	Seeks to amend the CCZ Rules as follows: a. Provide for relocated buildings as a permitted activity in all relevant zones, excepting where a specified heritage or conservation or urban design consideration applies; b. For the relocated building rules in all zones, the removal of the requirement to deposit a monitoring fee at the same time as submitting the relocated building report; c. Amending the performance standards in relation to relocated buildings in accordance with the wording in the attached Schedule 1 (which can be found in the attached submission), to provide for: i. modification of the performance timeframes such that relocation on permanent foundation is required within two months, and twelve months is allowed for the completion of all reinstatement works; ii. provision for a pre-inspection report in the same or similar form as found in Schedule 2 (which can be found in the attached submission).Consequential or further relief including to the relevant objectives, policies and provisions of the proposed plan in order to give effect to relief sought.(The reasons are stated in detail in the full submission)	Open Submission

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CCZ - City Centre Zone /Objectives /CCZ-O1: Quality city centre	Sian Stirling Jessica Ensing	231.87	Support	Supports CCZ-O1 as it recognizes the vital role education plays in the city centre.	Retain as proposed.	Open Submission
CCZ - City Centre Zone /Objectives /CCZ-O3: Access and connectivity	Sian Stirling Jessica Ensing	231.88	Support	Supports this objective to encourage the establishment of multi-modal infrastructure and public transport. The Ministry supports the uptake of students choosing active modes of travel to schools, as it has health benefits and reduces traffic congestion on the road network at peak pick up and drop off time.	Retain as proposed.	Open Submission
CCZ - City Centre Zone /Policies /CCZ-P1: Quality city centre	Sian Stirling Jessica Ensing	231.89	Support	Supports CCZ-P1 as it provides the establishment of a wide range of compatible activities. The correlating objective to this policy (CCZ-O1) has already listed education as a key activity within the city centre. Therefore, the Ministry is comfortable that educational facilities would be considered a compatible activity.	Retain as proposed.	Open Submission
CCZ - City Centre Zone /Policies /CCZ-P5: Access and connectivity	Sian Stirling Jessica Ensing	231.90	Support	Supports this objective to encourage the establishment of multi-modal infrastructure and public transport. The Ministry supports the uptake of students choosing active modes of travel to schools, as it has health benefits and reduces traffic congestion on the road network at peak pick up and drop off time.	Retain as proposed.	Open Submission
CCZ - City Centre Zone /CCZ - City Centre Zone - Rules /CCZ-R4: Educational activities	Sian Stirling Jessica Ensing	231.91	Amend	<p>Amend CCZ-R4, considers activity status is corrected to 'educational facility', as this is a term defined under the Proposed Plan. States CCZ-R4 is unclear as it does not outline what the activity status would be if the educational facility could not comply with the permitted developments standards. Some matters of discretion are listed next to each development standard but nowhere in the chapter does it clearly outline that educational facilities would become a restricted discretionary activity if they cannot comply with the standards.</p> <p>The Ministry requested greater clarity is provided. The Ministry propose that a restricted discretionary status is applied to the activity status box for each educational facility. The Ministry also requests that educational facilities have their own matters of discretion, as often schools cannot comply with the development standards and matters of discretion should be restricted to the relevant effects.</p>	<p>Seeks to Amend CCZ-R4 as follows:</p> <p><u>Educational activities facility</u></p> <p>Activity Status: Permitted</p> <p><u>Activity Status where activity conditions are not met: Restricted Discretionary</u> The matters of discretion are:</p> <ol style="list-style-type: none"> <u>Scale, design, layout, setbacks and screening;</u> <u>Contribution to local community wellbeing;</u> <p><u>Effects on the streetscape and neighbourhood character;</u></p>	Open Submission
CCZ - City Centre Zone /CCZ - City Centre Zone - Rules /General	Sam Goddard	238.17	Amend	<p>Supports the permitted activity status for commercial activities in the City Centre Zone however considers that explicit provision should be made for supermarkets in the CCZ.</p> <p>Notes the purpose of the CCZ and that the very nature of supermarkets is to provide for the day-to-day needs of people and communities. Therefore, it is considered that supermarkets meet the purpose and intent of the CCZ. However, this has not been appropriately reflected in the rules of this zone by specifically providing for supermarkets as a permitted activity.</p>	Amend to provide for supermarkets of any size as a permitted activity within the City Centre zone	Open Submission
CCZ - City Centre Zone /CCZ - City Centre Zone - Rules /CCZ-R6: Car parking areas	Sam Goddard	238.18	Oppose	Opposes CCZ-R6 which requires the provision of one indigenous specimen tree per 10 car parking spaces. This requirement is considered to be unnecessarily onerous given the requirement for a landscaping buffer to be provided.	Remove requirement for providing indigenous trees based on car parking spaces. This requirement does not recognise the functional and operational requirements of the submitter with respect to the provision of car parking.	Open Submission
CCZ - City Centre Zone /Policies /CCZ-P3: Quality public realm	Kainga Ora - Brendon Liggett	285.13	Oppose	Opposes the use of the words 'maintain and enhance' within Policy CCZ-P3 and within the purpose statements of the standards table. Seeks these are amended to refer to the 'planned built environment' in line with Policy 6 of the NPS-UD. The consequential requirement for development to 'maintain and enhance' the existing character of an area conflicts with the overall direction of the PDP to enable growth and intensification	Amend to refer to the 'planned built environment' in line with Policy 6 of the NPS-UD.	Open Submission
CCZ - City Centre Zone /CCZ - City Centre Zone - Standards Table /CCZ-S2: Building setback at upper floors	Kainga Ora - Brendon Liggett	285.14	Amend	Supports standard CCZ-S2 as a way of enabling greater heights whilst also managing potential adverse effects on the receiving environment. However, seeks that a diagram be inserted within this standard to clearly illustrate the application as this would be beneficial for plan users.	Seeks that a diagram be inserted within this standard to clearly illustrate the application.	Open Submission

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CCZ - City Centre Zone /Assessment criteria /CCZ-AC3: New buildings (CCZ-R7)	Kainga Ora - Brendon Liggett	285.15	Amend	Supports engagement with and the involvement of mana whenua on developments, impacting on a site of significance and associated cultural values, however considers that the inclusion of 'mana whenua values to inform the design of the building' as assessment criteria within CCZ-AC3 for any new building within the City Centre would imply that a Cultural Values Assessment or Cultural Impact Assessment for all proposals for new buildings within this zone would be required. Seeks clarification as to whether this was the intention of the assessment criteria and seeks changes to the criteria to clarify its intended purpose.	Seeks clarification as to whether this was the intention of the assessment criteria and seeks changes to the criteria to clarify its intended purpose.	Open Submission
CCZ - City Centre Zone /CCZ - City Centre Zone - Rules /General	Alec Duncan	288.70	Amend	<p>Fire and Emergency requires the ability to construct and operate emergency service facilities (i.e., fire stations) in locations which will enable reasonable response times to fire and other emergencies. This means new fire stations may be necessary in any zone across the district in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations.</p> <p>Fire and Emergency notes that the effects of a fire station can be largely anticipated and, in the most part, do not differ to the effects of many activities that may be anticipated through rural and urban environments.</p> <p>Fire and Emergency requests that emergency service facilities are provided for as permitted activities in the larger, more extensive zones of the district to recognise the critical importance of emergency services to communities. In providing for emergency service facility as a permitted activity would mean that emergency service facilities would be controlled by the subsequent performance standards of each zone (such as height, height in relation to boundary, front yards, building coverage requirements), and the other relevant performance standards in other chapters (i.e., transport) to ensure that any effects are appropriately managed.</p>	<p>Seeks to include new permitted activity as follows:</p> <p><u>xxx-Rx: Emergency service facilities</u></p> <p><u>Activity Status: Permitted</u></p> <p><u>N/A</u></p> <p>Or</p> <p>To similar effect.</p> <p>And</p> <p>any other consequential amendments required to give effect to this new standard.</p>	Open Submission
CCZ - City Centre Zone /CCZ - City Centre Zone - Standards Table /General	Alec Duncan	288.89	Amend	<p>Fire and Emergency's main area of concern is the provision of a water supply and access to this supply which will enable Fire and Emergency to operate effectively and efficiently to save lives and property in the event of a fire. This is best achieved through compliance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ 4509:2008.</p> <p>SNZ 4509:2008 sets out minimum water supply requirements required for firefighting water supply to both reticulated and non-reticulated areas. Where a development is unable to connect to the reticulated network, or the reticulated network has insufficient capacity and/or pressure, an alternative firefighting water source is required by Fire and Emergency. This could be from a dedicated firefighting water supply tank.</p> <p>Fire and Emergency notes that the subdivision chapter includes rules and standards applying to subdivision. Therefore, activities that do not require subdivision will not be subject to the servicing standards within, including SUB-S14 that applies to the subdivision of new lots only and requires a firefighting water supply.</p> <p>A new standard is therefore requested in all zones of which development of new buildings are enabled to ensure that new development is provided with a water supply suitable for firefighting purposes.</p> <p>In relation to new standard XXX-SX(1), it is expected that all reticulated water supply networks (whether private or public) will be fully compliant with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 as required by the Code of Practice for Land Development and Subdivision Infrastructure and that new connections under the water supply</p>	<p>Seeks to include a new performance standard as follows:</p> <p><u>XXX-SX: Firefighting water supply</u></p> <p><u>1. All new developments must be connected to a public reticulated water supply, where one is available.</u></p> <p><u>2. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory firefighting water supply can be provided in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u></p> <p><u>Matter of discretion:</u></p> <p><u>1. The extent of consistency with the requirements of the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u></p> <p>Or</p> <p>To similar effect.</p> <p>And</p> <p>any other consequential amendments required to give effect to</p>	Open Submission

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CCZ - City Centre Zone /Policies /CCZ-P7: Sustainable design and infrastructure	Alec Duncan	288.136	Support	Supports this policy to the extent that it seeks to ensure sufficient infrastructure provision and/or mitigation measures to meet demand, including consideration of the effects of climate change.	Retain as notified.	Open Submission