

Before an Independent Hearings Panel
appointed by Christchurch City Council

under: the Resource Management Act 1991

in the matter of: the hearing of submissions on Plan Change 14 (Housing
and Business Choice) to the Christchurch District Plan

and: **Cashmere Land Developments Limited**
Submitter 257

Summary statement of Pia Jackson (planning)

Dated: 18 April 2024

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SUMMARY STATEMENT OF PIA JACKSON

- 1 My name is Pia Jackson and I am a resource management planner at Inovo Projects Limited. I assisted Cashmere Land Developments Limited (*CLDL*) with its submission on Plan Change 14. I also assisted with preparing the evidence on behalf of *CLDL* that was tabled on 19 September 2023.
- 2 *CLDL*'s submission relates to land identified in the operative Christchurch District Plan as the Cashmere and Worsleys ODP, known as 'Cashmere Estate'.
- 3 Based on our understanding at the time, the tabled evidence records agreement with the Council Officer subject to further minor amendments. However, after reviewing the rebuttal evidence it was clear that there was disagreement regarding the Low Public Transport Access Area qualifying matter (LPTAA QM) (specifically its application to the Cashmere land) and the Port Hills Stormwater qualifying matter.
- 4 As explained in legal submissions on behalf of *CLDL*, I attended planning conferencing for both of these issues. In summary:
 - 4.1 We agreed on the applicability of the LPTAA QM to the Cashmere land should the LPTAA QM be applied, however disagreed on the application of the LPTAA QM in principle.
 - 4.2 We did not agree on the basis for the Port Hills Stormwater qualifying matter. In particular we do not agree on whether it applies to the Cashmere land.
- 5 I consider that the Cashmere land is appropriate for medium density residential zoning, and agree that a Hills Precinct be applied to 235 and 245 Worsley's Road, requiring a 650m² minimum lot size (under subdivision rules). However, I disagree with the Precinct approach and limiting standards proposed to implement the LPTAA.