

**BEFORE INDEPENDENT HEARING COMMISSIONERS  
IN CHRISTCHURCH**

**TE MAHERE Ā-ROHE I TŪTOHUA MŌ TE TĀONE O ŌTAUTAHI**

**IN THE MATTER** of the Resource Management Act 1991

**AND**

**IN THE MATTER** of the hearing of submissions on Plan Change 14 (Housing and Business Choice) to the Christchurch District Plan

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**SUPPLEMENTARY STATEMENT OF EVIDENCE / SECTION 42A REPORT OF  
HOLLY ELIZABETH GARDINER ON BEHALF OF CHRISTCHURCH CITY  
COUNCIL**

Dated: 15 September 2023

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## INTRODUCTION

1. My full name is **Holly Elizabeth Gardiner**. I am employed as a Policy Planner by the Christchurch City Council (the **Council**).
2. I prepared a section 42A report, dated 11 August 2023, on behalf of the Council in respect of Plan Change 14 to the Christchurch District Plan (the **District Plan; PC14**). My section 42A report addressed submission points relating to the City Centre Zone, Central City Mixed Use Zone and the Central City Mixed Use (South Frame) Zone.
3. The Independent Hearings Panel, in its minute 5 dated 23 August 2023, asked the Council to prepare and file a supplementary section 42A report addressing three submissions that had not been included or accurately summarised in the Council's summary of submissions (and any further submissions on those three submissions), namely those of:
  - (a) Teewah Holdings Limited (submission #2108);
  - (b) Mr Tobias Meyer (submission #55); and
  - (c) Wigram Lodge (2001) Limited, Ms Elizabeth Harris and Mr John Harris (submission #817).
4. The re-zoning request by Submitter #817 relates to the site at 152-158 Peterborough Street and 327-333 Manchester Street from High Density Residential to Central City Mixed Use, and is relevant to my section 42A report. I have therefore prepared this supplementary statement / report in respect of this submission point.
5. One further submission on submission #817 was received from the University of Canterbury Student Association (FS #2109). However, this relates only to submission point 817.3 regarding the intensification of urban form to provide for additional development capacity which is not relevant to the subject of my section 42A report. I note, however, that the matters raised in both this submission point and the relief sought have been addressed in the section 32 Report – Commercial and Industrial, and section 42A Reports by Mr Willis (from paragraph 58), Mr Kleynbos (from paragraph 6.1.39), and Ms Oliver (section 10). I therefore do not provide any further comment on this further submission in this supplementary evidence / report.

6. In preparing this evidence / report I have:
  - (a) read the three above submissions and the further submission referred to within this evidence / report; and
  - (b) considered the material contained within relevant section 42A reports.
7. I am authorised to provide this evidence on behalf of the Council.
8. By way of an overall summary, the re-zoning request raised in submission #817 has been addressed within my earlier section 42A report and I maintain my position that the re-zoning of 152-158 Peterborough Street and 327-333 Manchester Street as sought by the submitter be rejected.

#### **Qualifications and experience**

9. My qualifications and experience are set out at paragraphs 2.1.2 and 2.1.3 of my section 42A report.

#### **Code of conduct**

10. While this is a Council hearing, I have read the Code of Conduct for Expert Witnesses (contained in the 2023 Practice Note) and agree to comply with it. Except where I state I rely on the evidence of another person, I confirm that the issues addressed in this statement / report are within my area of expertise, and I have not omitted to consider material facts known to me that might alter or detract from my expressed opinions. I confirm that, while I am employed by the Council, the Council has agreed to me providing this evidence / report in accordance with the Code of Conduct.

#### **REZONING OF 152-158 PETERBOROUGH STREET & 327-333 MANCHESTER STREET**

11. Wigram Lodge (2001) Limited (Elizabeth Harris and John Harris), referred to in this evidence as **Wigram Lodge (2001) Limited**, has sought that their site at 152-158 Peterborough Street and 327-333 Manchester Street be rezoned from Residential Central City to Central City Mixed Use.
12. In Appendix B of my section 42A report dated 11 August 2023, I considered the submission and relief sought by Wigram Lodge (2001) Limited and recommended that the relief sought be rejected.

13. In summary, it is my view that the rezoning request falls outside the scope of PC14 as no changes are proposed to the spatial extent of zoning in the Central City. Further, in terms of the merits of the relief sought, I consider that amending the zoning of the subject site to Central City Mixed Use would interrupt the residential zoning pattern and land uses sought in this area. In addition, modelling completed by Dr Dyason<sup>1</sup> and peer reviewed by Dr Lees<sup>2</sup> demonstrates that prior to the changes proposed by PC14 there is a surplus of land available for commercial development in the Central City and therefore no need for the subject site to be rezoned.

## **CONCLUSION**

14. In considering this submission point I am satisfied that, for the reasons provided in my section 42A report, the recommendations made in my section 42A report remain an appropriate response to submissions and give effect to the relevant requirements of the Resource Management Act 1991 and the NPS-UD 2020. My recommendations therefore remain unchanged, and I recommend that the submission seeking re-zoning of 152-158 Peterborough Street and 327-333 Manchester Street be rejected.

Date: 15 September 2023

Holly Gardiner

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<sup>1</sup> Appendix 5 – Business Land Capacity Assessment for Central City – Lincoln University [https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2023/PC14/Section-32-Appendices-1/Technical-Report\\_Central-City-Land-Demand-Capacity-Report-VERSION-1.PDF](https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2023/PC14/Section-32-Appendices-1/Technical-Report_Central-City-Land-Demand-Capacity-Report-VERSION-1.PDF)

<sup>2</sup> Dr Kirdan Lees - Statement of Evidence – Economic Demand <https://chch2023.ihp.govt.nz/assets/Council-Evidence-11-August-2023/34-Dr-Kirdan-Lees-Statement-of-evidence-final.PDF>