

**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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**MEMORANDUM OF COUNSEL FOR CHRISTCHURCH CITY COUNCIL**

1 March 2024

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**BUDDLE FINDLAY**

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**MAY IT PLEASE THE INDEPENDENT HEARINGS PANEL:**

1. This memorandum of counsel for Christchurch City Council (**Council**) provides a further update to the Panel and submitters on the Council's request that the Minister for the Environment allow further time for the Council to complete the Plan Change 14 (**PC14**) process.
2. As foreshadowed in counsel's memorandum of 7 February 2024, his Worship the Mayor of Christchurch met with Ministers on 13 February 2024.
3. Following that meeting, on 29 February 2024, the Council received a letter from Hon Chris Bishop, Minister Responsible for RMA Reform and Minister for Housing, which is attached as **Appendix A**. The letter states, among other things, that:

*"I do not support a further extension of time for the council to complete the NPS-UD aspects of PC14. As such, these aspects should be completed by the current deadline of 12 September 2024."*

*"I will work with my officials to continue to consider an appropriate extension for the Medium Density Residential Standards (MDRS) components of PC14".*

4. The Council is writing to Minister Bishop seeking further clarification of these statements and requesting a formal direction in accordance with sections 80L and 80M of the RMA.
5. Council staff are otherwise considering the potential implications of the Minister's direction for the PC14 process. Counsel will file a subsequent memorandum as soon as possible after the Minister issues the formal direction.

Date: 1 March 2024



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**D G Randal / C O Carranceja**  
Counsel for Christchurch City Council

**APPENDIX A – LETTER FROM HON CHRIS BISHOP RECEIVED ON 29  
FEBRUARY 2024**

(Overleaf)

# Hon Chris Bishop

Minister of Housing  
Minister for Infrastructure  
Minister Responsible for RMA Reform  
Minister for Sport and Recreation  
Leader of the House  
Associate Minister of Finance



Phil Mauger  
Mayor of Christchurch  
By email: [mayor@ccc.govt.nz](mailto:mayor@ccc.govt.nz)

Dear Mayor Mauger

## **Request for extension to completion date for Christchurch City Council Plan Change 14**

Thank you for the constructive discussion we had on 13 February 2024 regarding your request for an extension for Christchurch City Council to complete its intensification plan change, Plan Change 14 (PC14).

As verbally agreed at our meeting, I expect the council will continue with aspects of PC14 that relate to implementing the National Policy Statement on Urban Development (NPS-UD), without revisiting any part of those aspects of PC14. While I appreciate the council's position that it already has significant development capacity, I am still of the view that it is important to enable NPS-UD related capacity as fast as possible.

I do not support a further extension of time for the council to complete the NPS-UD aspects of PC14. As such, these aspects should be completed by the current deadline of 12 September 2024.

I will work with my officials to continue to consider an appropriate extension for the Medium Density Residential Standards (MDRS) components of PC14.

The Government wants to work with councils to ensure there is flexibility around the implementation of the MDRS while ensuring sufficient development capacity is provided in the right places.

I encourage council officials to continue to engage with my officials on PC14.

Kind regards

A handwritten signature in blue ink, appearing to read 'Chris Bishop'.

Hon Chris Bishop  
**Minister Responsible for RMA Reform**  
**Minister of Housing**