

**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

**MEMORANDUM OF COUNSEL FOR CHRISTCHURCH CITY COUNCIL
REGARDING CORRECTIONS TO THE COUNCIL REPLY**

11 July 2024

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MAY IT PLEASE THE INDEPENDENT HEARINGS PANEL:

1. The purpose of this memorandum is to provide the Panel with minor corrections and clarifications to certain provisions and maps supplied in the Christchurch City Council's (**Council**) Right of Reply on 17 May 2024.
2. On 3 July 2024, Council officers were alerted by Mr Jeremy Phillips (expert planning witness for the Carter Group Limited (**CGL**)) to three discrete issues with the provisions and maps supplied in the Right of Reply.
3. The Council has reviewed these points and agrees that they should be corrected or clarified. Accordingly, proposed corrections and clarifications for each issue (with reasons) are provided in the attached **Appendix A**.
4. Counsel have conferred with counsel for CGL, and the parties agree that the corrections proposed in Appendix A are appropriate.
5. The Council notes that the corrections are consistent with the substantive content of the Council's Right of Reply.
6. The Council respectfully requests that, if the Panel accepts the positions outlined in Appendix A, it includes those as directed changes to the planning maps in its recommendations. The planning maps would then be updated in accordance with the process outlined in paragraph [9] of the Panel's Minute 46, dated 22 April 2024.
7. The Council apologises for the inconvenience caused to the Panel.

Dated: 11 July 2024



T J Ryan / M L Mulholland
Counsel for Christchurch City Council

APPENDIX A – TABLE OF CORRECTIONS

Site / Spatial feature	Position in RoR material	Corrected/clarified position	Reasons
<p>The part of 32 Armagh Street, Central City that is not subject to a Residential Heritage Area (RHA).</p>	<p>This site is zoned as Special Purpose (School) Zone. The Council agreed with the submission of CGL that the RHA should be removed from part of this site. The Council proposed that this part of the site instead be subject to the RHA Interface Overlay.</p> <p>The alternative zoning for this site is set out in Appendix 13.6.6.3 as MRZ.</p>	<p>The alternative zoning in Appendix 13.6.6.3 for the part of the site not proposed to be RHA, should be HRZ (not MRZ).</p> <p>The relevant entry should read: <i>MRZ, except:</i></p> <ul style="list-style-type: none"> • <i>Playing fields which are OCP</i> • <i>32 Armagh St which is HRZ (other than the scheduled Heritage Item and Setting which are MRZ).</i> 	<p>The Council proposed that alternative and underlying zones applying to sites subject to an RHA remain as MRZ, rather than HRZ (see S42A report of Glenda Dixon, 11 August 2023, at paragraph 6.2.4).</p> <p>When the RHA was removed from part of this site, the alternative zoning should also have changed to be HRZ in accordance with other central city residential areas.</p>
<p>170-184 Oxford Terrace, Central City</p>	<p>The planning map shows the Cathedral Square Interface QM as applying to the site.</p>	<p>The Cathedral Square Interface QM overlay should not apply to the site.</p>	<p>Mr Andrew Willis, expert witness for the Council, accepted in his Summary Statement, dated 24 October 2023 (paragraph 10) that the Cathedral Square Interface QM overlay should not apply to the site.</p>
<p>Heritage setting of New Regent Street shops (item no. 404), north side of Armagh Street</p>	<p>The planning map shows the operative heritage setting 336, which extends to the road boundary of 129-143 Armagh Street on the north side of Armagh Street including footpath.</p>	<p>The heritage setting and QM overlay should be amended on the planning map and heritage aerial map 262 to exclude the footpath on the north side of Armagh Street adjoining 129-143 Armagh Street.</p>	<p>This amendment is explained in the rebuttal evidence of Ms Richmond, dated 9 October 2023 (paragraph 73), and the Accept/Reject Table of Ms Richmond - submission of Carter Group Limited S814/824 (no submission point) and FS2044.160.</p>