

**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 CORRESPONDENCE FROM THE PANEL**

3 December 2024

BUDDLE FINDLAY

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MAY IT PLEASE THE INDEPENDENT HEARINGS PANEL:

1. This memorandum on behalf of Christchurch City Council (**Council**) is in relation to email correspondence received from the Panel on 28 November 2024.
2. The Council confirms that the email, attached as **Appendix A**, was provided to the Mayor and Councillors in advance of the decisions made on recommendations from the Panel on 2 December 2024.

Dated: 3 December 2024



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

Appendix A: Email correspondence from the Panel dated 28 November 2024

For the attention of Mr Mark Stevenson, Christchurch City Council Acting Head of Planning and Consents.

Tēnā koe Mark,

I apologise for the informality of an email but I am currently travelling overseas.

Ms Daly has provided the Panel with a link to the Council Agenda for Monday 2 December 2024 in relation to the Panel Recommendations on PC 14.

The Panel notes with considerable concern that at paragraph 4.13 of the Council Agenda the authors of the report say they believe the Panel to have made an 'error' by incorporating changes to Chapter 14.2e that are inconsistent with our recommendations on the independence of the pathway approach.

The Panel has not been offered the opportunity to respond, and no request for clarification has been sought given the timing of the Council meeting. On behalf of the Panel I wish to record that the Panel does not accept there is an error or inconsistency, rather the amendment is intended to ensure the integrity of the pathway approach. Our amendment is intended to clarify that an applicant must maintain compliance with Pathway B where a site contains existing buildings to be retained if later redevelopment of a site is proposed via pathway A.

I ask that this email be provided to the Council to assist its decision making.

Ngā mihi

Cindy Robinson

IHP Chair