

**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 PROPOSED PROVISIONS**

14 May 2024

BUDDLE FINDLAY

Barristers and Solicitors
Wellington

Solicitors Acting: **Dave Randal / Cedric Carranceja**
Email: david.randal@buddlefindlay.com / cedric.carranceja@buddlefindlay.com
Tel 64 4 462 0450 / 64 3 371 3532
Fax 64 4 499 4141 PO Box 2694 DX SP20201 Wellington 6011

MAY IT PLEASE THE INDEPENDENT HEARINGS PANEL:

1. In minute 36 dated 2 April 2024, the Panel set out its expectations regarding the reply for Christchurch City Council (**Council**) on Plan Change 14 (**PC14**), including in respect of the provisions recommended by Council planners. This memorandum updates the Panel on the approach being taken by the Council to the proposed provisions in its reply, due on 17 May 2024.
2. The Council will file with its reply a set of provisions that uses a scheme of track changes that is now standard practice for the Council in its management of plan change processes. The scheme is an important tool for providing a record of the changes made, and forms part of the base documentation for the Council's decision-making and subsequent changes to the EPlan.
3. Shown in tracking will be the changes proposed by officers since notification, among various other things, using the colours set out below.

For the purposes of this plan change, any unchanged text is shown as normal text or in **bold**, any text proposed to be added by the plan change as notified is shown as **bold underlined** and text to be deleted as **~~bold strikethrough~~**.

Text in **green** font identifies existing terms in Chapter 2 – Definitions. Where the proposed change contains a term defined in Chapter 2 – Definitions, the term is shown as **bold underlined text in green** and that to be deleted as **~~bold strikethrough in green~~**. New definition in a proposed rule is **bold green text underlined in black**.

Text in **blue** font indicates links to other provisions in the district Plan and/or external documents. These will have pop-ups and links, respectively, in the on-line Christchurch District Plan.

Text in **purple bold underline** is recommended text in response to submissions through s42A reporting, text recommended to be deleted is identified by **~~bold purple strikethrough~~**. Text in **normal black font purple underline** indicates text that was proposed to be deleted in the notified PC14 and is recommended to be reinstated.

Text in **dark orange** indicates text recommended to be added following expert witness conferencing, text recommended to be deleted is identified by **~~dark orange strikethrough~~**.

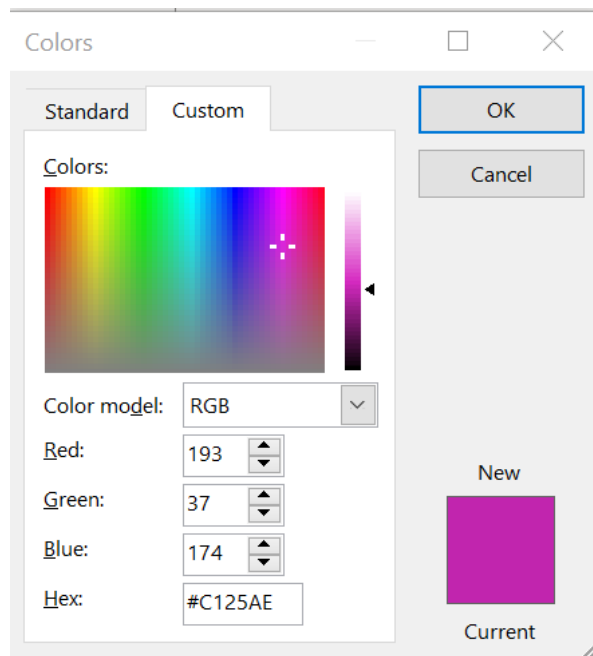
Text in **bold dark orange underline** indicates text recommended by the Council officers post-section 42A reports through the hearing process and in the Council's reply. Similarly, text recommended to be deleted is shown in **~~bold dark orange strikethrough~~**. Text in **normal black font dark orange underline** indicates text that was proposed to be deleted in the s.42A report and is recommended to be reinstated.

Text in **bold pink** font indicates text recommended to be added by the Independent Hearings Panel and **~~bold pink strikethrough~~** indicates text to be deleted.

4. The Council asks the Panel to adopt this scheme, please, when it issues its recommendations. This means that:
 - (a) Where the provisions recommended by the Panel **differ** from those recommended by the officers in reply, the Panel should please show those changes using **bold pink** text (including **struck through** for deletions).

(b) Where the Panel agrees with / endorses the provisions recommended by the officers, the colour scheme used in the Council's reply set of provisions is simply retained.

5. The requested pink font has the following properties:



6. The Council asks the Panel to note that the recommended provisions to be included with the Council's reply take account of other plan changes (namely Plan Changes 4, 5 and 6) that have become operative during the PC14 process. The provisions that have taken effect through those plan changes will now be shown in the provisions as operative black text. This includes some minor corrections to ensure accuracy with the EPlan, such as corrected numbering and consequential amendments.

7. If the Panel has any queries about these matters, the Council would be happy to answer them.

Date: 14 May 2024

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