

**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**

23 August 2023

---

**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. This memorandum of counsel for Christchurch City Council (the **Council**) addresses the following matters relating to Plan Change 14 (Housing and Business Choice) to the Christchurch District Plan (**PC14**):
  - (a) the memorandum of counsel on behalf of Carter Group Limited and Kāinga Ora Homes and Communities (the **Submitters**), dated 18 August 2023; and
  - (b) additions to the consolidated set of recommended changes by the section 42A report authors to the PC14 provisions, relating to:
    - (i) minor changes to the 'qualifying matter' sub-chapter, 6.1A, to ensure consistency with other recommended changes to provisions in PC14; and
    - (ii) a new subchapter 6.13 to be inserted relating to wind issues.

### **Memorandum for the Submitters**

2. The memorandum for the Submitters seeks amendments to the timetable relating to (and flowing from) an extension for the filing of submitter expert evidence-in-chief.
3. The Council will abide the decision of the Panel in respect of these requests.

### **Addition to the consolidated set of the recommended changes by the section 42A report authors**

4. On 18 August 2023, the Council filed a consolidated set of the recommended changes by the section 42A report authors to the PC14 provisions.
5. Regrettably, there are some additions and corrections that the Council has identified that need to be made to the consolidated set of recommended changes to reflect the Section 42A reports, namely:
  - (a) some minor changes to sub-chapter 6.1A to ensure consistency with other recommended changes, in respect of:
    - (i) the Residential Industrial Interface Qualifying Matter, to delete a reference to associated rules applying in the Residential

Suburban and Residential Suburban Density Transition zones;  
and

- (ii) the Residential Heritage Area and Residential Character Area rules (including to move the provisions relating to Lyttelton into sub-chapter 14.5); and
  - (b) as alerted to the Council by a submitter, the consolidated set of recommended changes inadvertently omitted recommended changes relating to a new subchapter 6.13 to be inserted into the general rules, dealing specifically with wind rules.<sup>1</sup>
6. The proposed sub-chapters 6.1A and 6.13 as recommended by the relevant section 42A report authors (Ms Ratka, Mr Kleynbos, Ms White, and Ms Dixon) are provided with this memorandum as **Appendix A**.

Date: 23 August 2023



---

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

---

<sup>1</sup> As proposed in the Statement of Primary Evidence of Ms Hermione Blair (11 August 2023) at Appendix C, page 46 of her evidence and adopted in the Section 42A Planning Officer's Report of Ike Kleynbos (11 August 2023) at paragraphs 9.1.23, and consequently in: 9.1.78; 9.1.105; 10.1.12; 10.1.114.)

**APPENDIX A: ADDITIONS AND CORRECTIONS TO THE CONSOLIDATED SET  
OF THE RECOMMENDED CHANGES BY THE SECTION 42A REPORT  
AUTHORS**

(overleaf)