

IN THE MATTER OF Resource Management Act 1991

AND

IN THE MATTER OF Proposed Plan Change 14 Housing and
Business Choice pursuant to Part 5, subpart
5A and Part 6 of Schedule 1 of the Resource
Management Act 1991

MINUTE 40:

**IHP RESPONSE TO VICTORIA NEIGHBOURHOOD ASSOCIATION (SUBMITTER #61)
REQUEST TO MAKE FURTHER SUBMISSIONS ON MATTERS RELATED TO RAPID
TRANSIT**

- [1] This is the fortieth procedural Minute to be issued by the Independent Hearings Panel (IHP) established by the Christchurch City Council (the Council) to conduct the hearing of submissions on proposed Plan Change 14 Housing and Business Choice (PC 14) notified by the Council and to make recommendations to the Council, after the hearing of submissions is concluded, pursuant to Part 5, subpart 5A and Part 6 of Schedule 1, of the Resource Management Act 1991 (RMA).
- [2] The purpose of this Minute is to:
- (a) Respond to a request by the Victoria Neighbourhood Association¹ (VNA) to present further submissions on matters related to the application of the NPS-UD to areas of the city proximate to Rapid Transit.

Background

- [3] The VNA lodged a comprehensive submission in response to PC 14, which focused on the following matters:

Rules Feedback

Topic 1: Specific Purpose (Hospital) Zone: Christchurch Women's Hospital (CWH) Zone

Topic 2: Specific Purpose (Hospital) Zone: CWH Bulk and Location

Topic 3: Central City HRZ Zone: Bulk and Location

Topic 4: Central City HRZ Building Heights

Topic 5: Central City HRZ Zone: Landscaping, Trees

Topic 6: Sunlight Access Qualifying Matter

Topic 7: Victoria Street

Topic 8: 90m Building heights in Central City Zone

General Feedback

Topic 9: Horizon of PC14 Changes

Topic 10: Consultation Approach

Topic 11: Chapter 3 Strategic Directions

Topic 12: Oversupply

Topic 13: Density and Services – An Unbalanced Residential Central City

¹ Victoria Neighbourhood Association #61

- [4] In relation to 'Topic 7' Victoria Street, the VNA made submission points related to the role of Victoria Street as a public transport thoroughfare but did not raise any submission points on the application of the NPS-UD to areas of the city proximate to rapid transit.
- [5] Submitters are limited to calling evidence and making submissions on the matters raised in their originating submission and further submission. Submissions and evidence on the application of the NPS-UD to areas of the city proximate to rapid transit are outside of the scope of the VNA submission.
- [6] The VNA has already appeared before the IHP on, and made a presentation related to, its submission lodged on PC 14. Although submitters may attend multiple times before the IHP on their submission to align with the division of the hearing into various topics, it is not an opportunity to introduce new topics of submission or evidence or to repeat the evidence or submissions already heard.
- [7] The VNA have further advised that the reason they are seeking to appear again is due to changing government policy on housing intensification. They say they have been corresponding with Hon Chris Bishop, the Minister Responsible for RMA Reform and Minister for Housing in relation to the government's policy proposals for housing intensification. The IHP is not party to any correspondence between the Minister and the VNA. The Minister has not issued any directions to the IHP regarding the continuation of the hearing of submissions on PC 14. The IHP will apply the law as it exists when making our recommendations to the Council after completing the hearing of submissions and evidence received on PC 14.
- [8] As set out in our Minute 36² we have received advice from the Council that the Minister has extended the time for the Council to make a decision on those parts of PC 14 that do not relate to Policy 3 and 4. However, that does not address our statutory obligations to make recommendations to the Council on PC 14. For the reasons set out in Minute 36 the IHP will proceed to make recommendations on the whole of PC 14. The staging of the Council decision making process after that is a matter for the Council in accordance with the Minister's directions.

² [IHP-Minute-36-Response-to-Council-memoranda-2-April-2024.pdf](#)

Decision on request to make additional submissions.

[9] The IHP declines the request by the VNA to make further presentations on the issue of the application of the NPS-UD to areas of the city proximate to rapid transit because it is not a matter raised by them in their original submission. Allowing the VNA to speak to new matters would not be in accordance with natural justice as there is no time to ensure that other submitters and/or the Council have an opportunity to be heard in response.

[10] It is too late for the IHP to entertain any application to allow a late submission from the VNA extending their original submission points as there is insufficient time for the late submission to be notified and a proper opportunity for other submitters to consider whether or not to make a further submission.

Dated 9 April 2024



Cindy Robinson

Chair

for Independent Hearings Panel