

**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

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**MINUTE 42:**

**IHP RESPONSE TO REQUEST FROM PAPANUI HERITAGE GROUP TO REAPPEAR TO  
ADDRESS DEVELOPMENT AT CRANFORD BASIN**

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- [1] This is the forty second 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 Papanui Heritage Group<sup>1</sup> to reappear and address matters related to development said to be occurring at Cranford Basin.

## **Background**

- [3] The Papanui Heritage Group appeared before the IHP on 30 November 2024 and made a presentation regarding heritage trees and the effects of high-rise buildings on their community and other matters related to their original submissions.
- [4] The Papanui Heritage Group now seek to reappear to address the IHP because:<sup>2</sup>
- our group would like to reappear before the Hearings committee, who reassured us that any high rise building in our suburb would be alongside the Northland's Shopping area, yet increased activity in the wetland area of Cranford Basin would suggest developments are going ahead there. Much of what is happening is shrouded in mystery, it appears that former Housing Minister Megan Woods allocated \$35 million for infrastructure there. This is despite the environmental problems and cost over-run of the Preston's development in the Marshlands area.
- [5] The matters raised do not relate to PC14 but rather they relate to activities that are said to be occurring in the wetland area of Cranford Basin at present. Papanui Heritage Group mentioned their concern about these issues when they appeared on 30 November 2024, but we understood that they acknowledged during their presentation these were out of scope of their submission or mandate.
- [6] The regulation of activities that are occurring under the operative plan or may or may not be the subject to resource consent are outside of our jurisdiction.

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<sup>1</sup> Papanui Heritage Group #151 #152 #1050

<sup>2</sup> Email from Papanui Heritage Group to IHP Secretariat on 8 April 2024 at 1.46pm

[7] For completeness, we record that we do not understand the reference made to being 'reassured' by the IHP regarding the location of high rises in the first sentence of the email quote and how that relates to the concerns regarding current activities in Cranford Basin. For the sake of clarity, it would assist if the submitter could review the recording of their presentation on 30 November 2023 and clarify in an email to the Secretariat what aspects of the IHP questions they are referring to.

**Decision on request to make further submissions**

[8] The request to reappear for the reasons outlined in paragraph [4] is declined.

Dated 10 April 2024



Cindy Robinson  
Chair  
for Independent Hearings Panel