

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 44

**IHP RESPONSE TO A REQUEST BY THE ILAM AND UPPER RICCARTON RESIDENTS'
ASSOCIATION INC TO APPER AGAIN**

- [1] This is the forty fourth (44) 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 respond to an email from the Ilam and Upper Riccarton Residents' Association Inc¹ (IURRA) requesting a further opportunity to speak to their submission on PC 14 in light of the changes signalled by the Government with respect to its actual requirements around residential housing intensification in Christchurch.

Background

- [3] On Wednesday 8 November 2023 Dr Lynette Hardie Wills representing the IURRA appeared before the IHP and addressed the IHP on matters in their written submission, including the Association's view and experience with regard to the functionality of Church Corner, the nature of commercial activities and services, and a description of the character and demographic of the surrounding residential areas. These are matters which the Panel will consider when evaluating PC 14. The Association also addressed the effects of the rail and roading in the area.
- [4] Dr Hardie Wills has now requested on behalf of the IURRA a further opportunity to appear, the request seeks to address the following²:

The position now stated by the Coalition Government has clarified its position with regard to urban intensification in Christchurch. However, this is not supported by residents in Ilam and Upper Riccarton.

The rules have been clarified with government policy specifically supporting high rise residential zones along rapid transit routes. However, Christchurch has no rapid transit routes. There is no need for any recommendation for high rise residential zoning in suburbs which do not need it and do not have any rapid transit public transport in place to support it.

This is a very significant issue for our Upper Riccarton and Ilam residential area, and other city and neighbourhood centres across Christchurch. Christchurch has no rapid transit routes. There is no need for any recommendation for high rise residential zoning in suburbs which do not need it and do not have any rapid transit public transport in place to support it.

¹ Ilam and Upper Riccarton Residents Association #39

² Email from IURRA to IHP Secretariat on 15 April 2024 at 4.16pm

We would appreciate the opportunity to reinforce our views based on the new evidence now at hand at an upcoming Independent Hearing Panel meeting. We request IURRA be given time to speak to the Independent Hearing Panel this April 2024.

- [5] Although issues related to roading and rapid transport systems are raised in the IURRA submission, we do not require the further evidence as suggested by the IURRA on this matter.
- [6] As stated in previous IHP Minutes 36 and 40 the IHP will make its recommendations on the law as it stands, which includes giving effect to Policy 3 of the NPS-UD 2020³. The interpretation of Policy 3 has been addressed by multiple submitters.
- [7] To the extent the submitter seeks to call additional evidence, it is too late, as there is not sufficient time for that evidence to be made available to the Council and other affected submitters, and provide an opportunity for them to respond before the hearings close.
- [8] Pursuant to section 40(2) of the Act we decline the request based on undue repetition and fairness to other parties.

Decision on request for more presentation time.

- [9] The IHP declines the request by the Ilam and Upper Riccarton Residents' Association Inc to appear again before the IHP to address the matters raised in their email of 15 April 2024.

Dated 17 April 2024



Cindy Robinson
Chair
for Independent Hearings Panel

³ [National Policy Statement on Urban Development 2020](#)