

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 48

CHRISTCHURCH CITY COUNCIL RIGHT OF REPLY – PROPOSED PROVISIONS

- [1] This is the forty eighth (48) 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 the memorandum of counsel for Christchurch City Council (the Council) filed on 14 May 2024 regarding the proposed provisions of the Christchurch District Plan (the plan) for to be filed with Council's right of reply on 17 May 2024.

Background

- [3] On Tuesday 14 May 2024 the Christchurch City Council (Council) filed a memorandum¹ updating the IHP on the approach being taken by Council to the provisions of the plan to be included in its reply, due on 17 May 2024.
- [4] The memorandum outlined Council's scheme of track changes to the provisions that has become standard practice for Council in its management of plan change processes. The IHP was requested to please adopt this scheme when it issues its recommendations.
- [5] The memorandum also noted that the proposed provisions to be included with Council's reply take account of other plan changes that have become operative during the PC 14 process. The provisions that have taken effect will now be shown as operative black text.

Response

- [6] The IHP acknowledges and thanks Council for providing this information in advance of the filing of the right of reply.
- [7] There are, however, some amendments to the right of reply version which would provide greater clarity. The amendments that would assist are shown in **Appendix A**, and explained in the following paragraphs.

¹ [Memorandum-of-counsel-for-Christchurch-City-Council-14-May-2024-Regarding-proposed-provisions.pdf \(ihp.govt.nz\)](#)

- (a) Include the addition of headings to the key to clarify which of the text changes apply to the different stages of the plan change process.
- (b) With regard to the text associated with definitions, the Panel suggests that any new definition should be shown as **bold underlined text in green** in both Chapter 2 and within the provisions. This text format should be used where either an amended or new definition is used in provisions (including rules), otherwise there is nothing to alert the reader to this change.
- (c) It is noted that the use of blue font for links, includes new and deleted links in PC 14. Accordingly, text to show these changes is included.
- (d) For text proposed to be underlined in purple that was proposed to be deleted, but Council now intends for it to be reinstated, it appears that there is no need for the proposed additional underlined text. This is covered by the proposed orange text changes. If there is intended to be a distinction, then it may simply need to be made clearer in the introduction.

[8] The IHP will further reflect on the Council's request at paragraph [4] of memorandum as part of our deliberations.

[9] If there are any matters arising that Council seeks clarification, please contact the IHP Secretariat.

Dated 14 May 2024



Cindy Robinson
Chair
for Independent Hearings Panel

APPENDIX A

IHP SUGGESTED AMENDMENTS

DISTRICT PLAN TEXT AMENDMENTS – COUNCIL RIGHT OF REPLY VERSION

KEY:

1. Text Amendments as Notified by Council and included in Proposed Plan Change 14

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 defined in *Chapter 2 - Definitions*.

Where the proposed plan change contains a term defined in *Chapter 2 – Definitions*, the term is shown as bold underlined text in green and the wording to be deleted is shown as ~~bold strikethrough in green~~. New definition in Chapter 2 and within a provision (including a rule) is shown as bold green text underlined in black.

Text in blue font indicates existing 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.

Where the proposed plan change contains a new link, it is shown as bold underlined text in blue.

Where a link is proposed to be deleted, it is shown as ~~bold strikethrough in blue~~.

2. Text as Recommended in s42A Reports

Text as recommended to be added within s42A reports is shown as purple bolded and underlined.

Text as recommended to be deleted within s42A reports is shown as ~~purple bolded strikethrough~~.

3. Text Amendments from Expert Conferencing/Joint Witness Statements

Text in dark orange font is recommended additional text from expert conferencing/joint witness statements.

Text in ~~dark orange strikethrough~~ is recommended deleted text from expert conferencing/joint witness statements.

4. Additional Text Amendments to s42A Reports in Response to Matters Raised During Hearings

Text in bold dark orange underlined indicates text recommended to be added.

Text in ~~bold dark orange strikethrough~~ indicates text recommended to be deleted.

Text in bold orange text underlined in black indicates text that was proposed to be deleted in the s42A report but is now recommended to be reinstated.