

**BEFORE THE INDEPENDENT HEARING COMMISSIONERS
IN CHRISTCHURCH**

TE MAHERE Ā-ROHE I TŪTOHUA MŌ TE TĀONE O ŌTAUTAHI

IN THE MATTER OF 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

**MINUTES OF PLANNER DISCUSSIONS ON REZONING REQUESTS FOR
CHRISTCHURCH CASINOS, NHL DEVELOPMENTS LTD, & WIGRAM LODGE**

20 October 2023

INTRODUCTION

1. This memorandum records the minutes of discussions between the planners on the topic of **the Central City rezoning requests for Christchurch Casinos, NHL Developments Ltd, and Wigram Lodge**
2. A meeting was held on **Friday 20 October 2023** and further correspondence has been held between 23 – 27 October 2023 to refine these minutes.
3. Attendees at the meeting and parties to the correspondence were:
 - (a) **Holly Gardiner**, for Christchurch City Council. Holly Gardiner is the author of **the s42A report on Central City provisions relating to the rezoning requests for Christchurch Casinos, NHL Developments Ltd, and Wigram Lodge**, a statement of evidence dated 15 September, and rebuttal dated 9 October.
 - (b) **Anita Collie**, for Christchurch Casino Limited (#2077); NHL Developments Limited (#706) and Wigram Lodge 2001 Limited Elizabeth Harris and John Harris (#817); is the author of evidence filed with the Independent Hearings Panel dated 20th September 2023.
4. Mark Stevenson, Manager Planning for the Council, also attended the meeting but his role was limited to taking notes of the discussion between Ms Gardiner and Ms Collie. Mr Stevenson did not participate as an expert witness for the Council.

CODE OF CONDUCT

5. We confirm that we have read the Environment Court Practice Note 2023 and agree to abide by it.

PURPOSE AND SCOPE OF CONFERENCING

6. The purpose of the discussions were to identify, discuss, and highlight points of agreement and disagreement on issues relevant to Plan Change 14 provisions for the Central City.
7. All attendees reviewed the s42A report and evidence described above in advance of the meeting.
8. **Annexure A** records the agreed issues, areas of disagreement and the reasons, along with any reservations.

Date: 27 October 2023



Holly Gardiner



Anita Collie

ANNEXURE A – MINUTES RECORDING AREAS OF AGREEMENT AND DISAGREEMENT ON REZONING REQUESTS

Participants:

Issue	Agreed Position	Disagreements or reservations, with reasons
Capacity	There is sufficient development capacity to meet demand for housing and business, including commercial, over the short, medium and long-term.	
	The NPS-UD directs that “at least sufficient capacity” is provided for.	There are two different perspectives on capacity – Anita Collie considers there is not a reason required that there is additional capacity required on the basis that the NPS prescribes a minimum and not a limit. In contrast, Holly Gardiner outlined that there is not a shortfall and more than sufficient capacity, so we are not required to rezone land to accommodate demand.
Scope		Holly Gardiner considers that the rezoning request submission points are not on the plan change. Anita Collie considers the rezoning request submission points are on the plan change.
Effects	That the plan provisions effectively manage the potential zone interface effects between HRZ and CCMU, and between HRZ and CCZ.	Holly Gardiner considers that there are potential economic effects on the City Centre Zone, and effects on distribution of activities.

Residential coherence and range of activities	With reference to paragraph 62 of Ms. Gardiner's rebuttal, non-residential activities are provided for in the HRZ up to limits as permitted activities.	
Built form standards	<p>In the context of these submission points, existing internal boundary setbacks and recession plane provisions may reduce development capacity on internal boundaries where a commercial site adjoins a residential zone.</p> <p>There remains a consenting pathway for non-compliance with setbacks.</p>	