

**BEFORE AN INDEPENDENT HEARINGS PANEL  
IN CHRISTCHURCH**

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

**UNDER** the Resource Management Act 1991 (the **RMA**)

**AND**

**IN THE MATTER OF** the hearing of submissions on Plan Change 14 (Housing and Business Choice) to the Christchurch District Plan

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**STATEMENT OF REBUTTAL EVIDENCE OF KIRK JOSEPH LIGHTBODY ON  
BEHALF OF CHRISTCHURCH CITY COUNCIL**

**RESPONSE TO RE-ZONINGS PROPOSED BY FOODSTUFFS**

**Dated: 9 November 2023**

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## INTRODUCTION

1. My name is **Kirk Joseph Lightbody**. I am employed by the Christchurch City Council as a Policy Planner in the City Planning team.
2. I prepared a planning officer's report pursuant to section 42A of the Resource Management Act 1991 (the **Act / RMA**) dated 11 August 2023 (**Section 42A Report**). My Section 42A Report considered the issues raised by submissions and further submissions on Plan Change 14 to the Christchurch District Plan (the **District Plan; PC14**), and made recommendations in response to the issues that emerged from those submissions, as they applied to:
  - (a) Commercial Zones outside the Central City;
  - (b) Industrial Zones.
3. I also prepared rebuttal evidence dated 9 October 2023.
4. I have the qualifications and experience set out at paragraphs 2.1.2 – 2.1.3 of my Section 42A Report dated 11 August 2023.
5. I repeat the confirmation given in my Section 42A Report and rebuttal evidence that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023, and that my evidence has been prepared in compliance with that Code.

## SCOPE OF REBUTTAL EVIDENCE

6. At the request of the Panel, I have prepared this rebuttal evidence to respond to the various re-zoning requests sought by Foodstuffs South Island Limited and Foodstuffs (South Island) Properties Limited (**Foodstuffs**).
7. In preparing this rebuttal I have read and considered the evidence and legal submissions filed on behalf of Foodstuffs in relation to their re-zoning requests.

## FOODSTUFFS RE-ZONING REQUESTS

8. Having considered the legal submissions submitted on behalf of Foodstuffs, I understand Foodstuffs seeks clarification of my views on the merits of the

Foodstuffs' re-zoning requests as set out in Appendix 1 of the Foodstuffs' legal submissions.<sup>1</sup>

9. As discussed in my summary statement tabled at the Central City and Commercial hearing, I consider the re-zoning request at Foodstuffs' Papanui site has merit.
10. With respect to Foodstuffs' other re-zoning requests as set out in Appendix 1 of the Foodstuffs' legal submissions<sup>2</sup>, in my opinion these requests have planning merit as consequential changes to give effect to resource consents or land use.

**Kirk Joseph Lightbody**

9 November 2023

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<sup>1</sup> <https://chch2023.ihp.govt.nz/assets/Submitter-evidence/Foodstuffs-South-Island-Limited-and-Foodstuffs-South-Island-Properties-705-2057-Appendix-Legal-Submissions-25-October-2023.pdf>

<sup>2</sup> Ibid.