

**BEFORE THE CHRISTCHURCH REPLACEMENT
DISTRICT PLAN INDEPENDENT HEARINGS PANEL**

IN THE MATTER of the Resource
Management Act 1991
and the Canterbury
Earthquake
(Christchurch
Replacement District
Plan) Order 2014

AND

IN THE MATTER of the Christchurch
Replacement District
Plan

**MEMORANDUM OF COUNSEL FOR CHRISTCHURCH CITY COUNCIL
REGARDING PLANNING MAP CONFLICTS**

Relevant to Decisions 10, 11 and 21

30 August 2016

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MAY IT PLEASE THE PANEL:

1. INTRODUCTION

1.1 The purpose of this memorandum, filed on behalf of the Christchurch City Council (**Council**), is to advise the Independent Hearing Panel (**Panel**) of two matters relating to planning maps and specifically the following Decisions:

- (a) Decision 10 Residential (part) dated 10 December 2015 (**Decision 10**);
- (b) Decision 11 Commercial (part) and Industrial (part) dated 18 December 2015 (**Decision 11**); and
- (c) Decision 21 Specific Purpose (Flat Land Recovery) Zone – Stage 3 dated 4 April 2016 (**Decision 21**).

2. DECISION 10 AND 11 CONFLICT

2.1 The Decision 10 Planning Map decision dated 1 July 2016 confirmed the planning maps filed by the Council on 16 June 2016 (**June Maps**).¹ Subsequent corrections were made to the June Maps by the Panel on 12 July 2016 (**Decision 10 Maps**).²

2.2 The Council advises that there is one further matter to clarify with the Panel regarding the Decision 10 Maps. Decision 11 rezoned some sites commercial or industrial that Decision 10 had earlier zoned residential. The June maps provided to the Panel ought to have shown these sites as greyed out to reflect the later zoning decision but instead showed the earlier residential zoning. Due to the fact that the Decision 10 Planning Map decision was released later in time than the Decision 11 Planning Map decision³ (despite Decision 11 being after Decision 10) the relevant sites are currently incorrectly shown as residential on the Decision 10 maps. The specific sites are listed in **Appendix A**.

1 Memorandum of Counsel for Christchurch City Council advising the Panel of filing updated Decision 10 Planning Maps, dated 16 June 2016.
2 Decision 10 Residential (part) Planning Maps Minor Corrections dated 12 July 2016.
3 Decision to make Minor Corrections to Decision and as to Planning Maps, Figures and Appendices, Decision 11 Commercial (part) and Industrial (part) - Stage 1 dated 8 April 2016.

2.3 The Council respectfully seeks that the Panel confirm that the Decision 11 Planning Map decision shows the correct zoning of the sites listed in **Appendix A** and that the Decision 10 Planning Map decision should not be relied on in this matter.

3. DECISION 11 AND 21 CONFLICT

3.1 There are 15 sites that were notified in Stage 1 with a commercial or industrial zoning that were subsequently notified in Stage 3 as Specific Purpose (Flat Land Recovery) Zone. These sites are set out in **Appendix B**.

3.2 The Council wishes to advise the Panel that, as Decision 21 is later in time than Decision 11, the Decision 21 zoning is the appropriate zoning for these sites. Therefore, from the Council's perspective, the sites are correctly shown in the operative Replacement District Plan as Specific Purpose (Flat Land Recovery) Zone.

DATED this 30th day of August 2016



J G A Winchester / C J McCallum
Counsel for Christchurch City Council

APPENDIX A

Sites identified in Decision 10 Planning Maps decision and rezoned in Decision 11

Property Address	Planning Map No.	Incorrect Decision 10 Planning Maps Decision	Correct Decision 11 Planning Maps Decision
445 Main North Road	18	Residential Suburban	Commercial Local
64 Blighs Road (Lot 1 DP 28218)	24	Residential Suburban	Commercial Local
294-296 Wairakei Rd and 283-285 Greers Road	24	Residential Suburban	Commercial Core
453, 457 Papanui Road	24	Residential Medium Density	Commercial Core
153-157 Cranford Street	25	Residential Suburban Density Transition	Commercial Local
Land north of Homebase, Marshlands Road (aka 215 and 219 Marshlands Road)	25	Part greyed out / Part Residential Suburban	Commercial Retail Park
129-141 Warrington Street	25	Residential Suburban Density Transition	Commercial Local
Land on the western side of Marshland Road (to Hercules St) and land to the north of the proposed Commercial Core zone (extending up to and including 48A Marshland Road, 50 Marshland Road, 55A Golf Links Road and 59 Golf Links Road.	25	Residential Medium Density	Commercial Core
89-91 Beach Road	26	Residential Suburban	Commercial Local
2-4 Russley Road	30	Residential Suburban	Commercial Local
47C-57C Peer Street	30	Residential Suburban	Commercial Core
245 Waimairi Road	30	Residential Suburban	Commercial Local
10 & 12 Otara Street, part of 17 Memorial Avenue and 48 Hamilton Ave	31	Residential Suburban	Commercial Core
52 Strowan Road	31	Part greyed out / Residential Suburban	Commercial Local
All properties on the eastern side of Papanui Road, with frontage to Papanui Road, between Innes Road and McDougall Ave.	31	Residential Medium Density	Commercial Core
Properties that front the northern side of Aikmans Road until approx. where Aikmans Road meets Akela Street (including 119 Aikmans Road)	31	Residential Medium Density	Commercial Core
Car park to the immediate west of Merivale Mall	31	Residential Medium Density	Commercial Core
172, 174 Papanui Road 8 St Albans Street	31	Residential Medium Density	Commercial Core
28, 30 Riccarton Road	31	Residential Suburban Density	Commercial Mixed Use

Property Address	Planning Map No.	Incorrect Decision 10 Planning Maps Decision	Correct Decision 11 Planning Maps Decision
(AKA 32 Riccarton Road)		Transition	
142 Sherborne Street and 4, 6, 8 Cranford Street	32	Residential Medium Density Residential Suburban Density Transition	Commercial Core
1-4/466 Madras Street	32	Residential Medium Density	Commercial Local (correction)
261 Stanmore Road	32	Part grey/part Residential Medium Density	Commercial Local
9&11 Warwick Road	32	Part grey / part Residential Medium Density	Commercial Core
75 London Street	32	Residential Medium Density	Commercial Core (re-notified proposal)
173-175 Wainoni Road	33	Residential Suburban	Commercial Local
55 Lincoln Road	38	Residential Suburban	Commercial Local
9 Parlane Street	38	Residential Medium Density	Commercial Core
22 Huxley Street and 17, 23, 25, 1/27, 2/27, 29 King Street	39	Residential Medium Density except western part of 17 King Street	Commercial Core
931 Ferry Road	40	Residential Suburban	Industrial General
96 Wilsons road, 23 Beckford Rd and 22 Wades Ave	46	Residential Suburban	Commercial Core
2 Flavell Street	47	Residential Suburban	Commercial Local
60, 64, 64A and 68A Port Hills Road (part)	47	Residential Suburban	Commercial Local
194A, 1/196A, 2/196A, 1/198, 2/198 Main Road	48	Residential Suburban	Commercial Core
343, 345 Halswell Road	49	Residential Suburban	Commercial Local
3, 5, 7, 9 Stoddart Terrace	58/61	Residential Banks Peninsula	Industrial General

APPENDIX B

Sites zoned in Stage 1 and in Stage 3 as Specific Purpose (Flat Land Recovery) Zone

Property Address	Planning Map No.	Stage 1 zoning
34E Breezes Road	33	Commercial Local
26 Breezes Road	33	Commercial Local
16 Breezes Road	33	Commercial Local
18 Breezes Road	33	Commercial Local
34A Breezes Road	33	Commercial Local
34B Breezes Road	33	Commercial Local
141 New Brighton Road	25	Commercial Local
141A New Brighton Road	25	Commercial Local
141B New Brighton Road	25	Commercial Local
141D New Brighton Road	25	Commercial Local
6 Bower Avenue	26	Commercial Local
619 Pages Road	33	Industrial General
615 Pages Road	33	Industrial General
655 Pages Road	33	Industrial General
651 Pages Road	33	Industrial General