

**IN THE MATTER OF** the Canterbury Earthquake  
(Christchurch Replacement District Plan)  
Order 2014

**AND**

**IN THE MATTER OF** Chapter 14 – Residential (Part)

Date: 4 October 2016

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**MINUTE**  
**Directions to amend Planning Maps**

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[1] The Council filed a memorandum<sup>1</sup> in relation to sites in the maps it provided for the Stage 1 Residential Decision 10 having been incorrectly zoned and inconsistent with zoning in the maps it prepared in relation to the Commercial and Industrial zoning in Decision 11. The memorandum also addressed sites that were zoned commercial or industrial in Stage 1, and were notified and consequently zoned as Specific Purpose (Flat Land Recovery) Zone in Stage 3.

[2] This matter had been parked to be addressed as part of the tidy up while other decisions have been prepared, however, counsel for Fendalton Mall Limited has brought to our attention that this matter is causing some difficulty with consent processes which they are currently trying to undertake regarding an access on a site at 17 Memorial Avenue.<sup>2</sup>

[3] We have reviewed the Council's memorandum, our decisions on the matter and the submissions.

[4] We note there appears to be an omission in Council's appendix in relation to 68 Port Hills Road,<sup>3</sup> and we add it to the list of sites for correcting, in line with our Decision 11. We also record that Decision 11 states that it is only the accessway portion of 194A Main North Road that

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<sup>1</sup> Memorandum of counsel for Christchurch City Council regarding Planning Map conflicts relevant to Decisions 10, 11 and 21, 30 August 2016.

<sup>2</sup> Memorandum of counsel on behalf of Fendalton Mall Limited regarding Planning Map 31, 3 October 2016

<sup>3</sup> Decision 11, para [653]

is to be rezoned Commercial Core, not the entirety of 194A Main North Road.<sup>4</sup> We note that the decision on the Planning Maps has these sites correctly identified.

[5] The Council is directed to correct the errors in the planning maps to ensure that the correct zoning is applied, as outlined in Appendix A and B to its memorandum (subject to the corrected errors identified above), and consistent with our Decisions 11 (as it relates to the Decision 10 planning maps) and Decision 21 (as it relates to the Decision 11 planning maps).



Hon Sir John Hansen  
Chair

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<sup>4</sup> Ibid, para [633]-[637]