

**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 Residential Proposal (Chapter
14) and the Subdivision,
Earthworks and Development
Proposal (Chapter 8).

SUBMITTER **DANNE MORA HOLDINGS
LIMITED**
(Submitter 1134)

CLOSING SUBMISSIONS ON BEHALF OF DANNE MORA HOLDINGS LIMITED

22 April 2015

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MAY IT PLEASE THE PANEL

- 1 These submissions briefly address the following matters:
 - (a) Statement of Evidence of Andrew James MacLeod dated 16 April 2016; and
 - (b) The appropriateness of including a policy in respect of intensification within the Residential New Neighbourhood Zone provisions.

Statement of Evidence of Andrew MacLeod

- 2 Danne Mora is essentially supportive of the amendments proposed by Mr. Macleod, principally as they appear to further simplify and streamline the provisions for the Residential New Neighbourhood Zone.

An appropriate Policy for Intensification within the North Halswell Residential New Neighbourhood Zone.

- 3 In opening submissions, Counsel raised the matter of a lack of any meaningful policy direction for intensification within the current Policy 14.1.6.2 the North Halswell Residential New Neighbourhood Zone.

- 4 By way of remedy, an amendment to Policy 14.6.2 along the following lines was suggested:

14.1.6.2 Policy – Higher density housing location

- a. Ensure that some higher density housing is located to support, and have ready access to, commercial centres and public transport, and to provide opportunities for walking and cycling, and ready access to open space;
 - b. *Within the North Halswell Residential New Neighbourhood Zone, encourage medium density residential development up to 30 households per hectare within 400 metres of the Civic Park in the North Halswell Key Activity Centre*
- 5 Counsel understands that both the Council and the Crown support the provision of intensification opportunities within the North Halswell New Neighbourhood Zone. The Planning witness for the Council (Mr. Blair) supported intensification within this Zone and a policy amendment which would assist at the time any consent application for medium density housing was lodged¹. The Crown's planning witness (Ms. McIntyre) did not oppose an amendment to Policy 14.6.2 which would provide guidance (in the form of locational criteria) as to where intensification should occur².
 - 6 Mr. Radich QC provided a draft of his closing submissions, which essentially state that the Crown did not think Danne Mora's proposed amendment to Policy 14.6.2 was necessary but that the Crown would not oppose its inclusion in the Proposed Plan were the Panel so minded. His advice is based on the unique nature of the North Halswell ODP area, which includes a proposed Key Activity Centre.
 - 7 In my submission, the suggested amendment to Policy 14.1.6.2 is more appropriate than simply retaining the current wording. This is because the amendment clearly identifies to


¹ Residential Transcript, 31 March at 261-262

² Residential Transcript, 01 April at 416-417.

both developers and Council planning staff the location where intensification should be encouraged within the proposed North Halswell Residential New Neighbourhood Zone.

8 As opposed to the vague expression "*some higher density*" in Policy 14.6.2, the express reference to residential density of up to 30 households provides also more certainty as what level of residential density is to be encouraged.

9 The proposed development of the (unique) North Halswell ODP area is intended to provide a wide range of different densities to support the establishment and ongoing success of the Key Activity Centre. Encouraging higher density in close proximity to the KAC will therefore assist (in a policy sense) in achieving this planned outcome.



G J Cleary

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22 April 2015