

12 January 2016

Christchurch Replacement District Plan
Christchurch City Council
53 Hereford St
Christchurch

Attention: The Secretariat

By email: info@chchplan.ihp.govt.nz

Dear Sir / Madam

Draft Proposal for RMD zoning of areas around the Linwood (Eastgate) KAC

We are in receipt of Decision 10 in respect of the Christchurch Replacement District Plan and note the cl 13(4) direction that the Residential Medium Density (RMD) zone around the Linwood Key Activity Centre of Eastgate Mall be represented in a form suitable for notification.

Housing New Zealand Corporation (HNZC) has been in discussions with Christchurch City Council as a result of the panels direction and wishes to record its position with respect to the proposed area for notification.

At the time of the initial consultation on the Replacement Plan provisions HNZC submitted that additional areas to the South East of Eastgate Mall should be included on the basis that they met the criteria now documented as Policy 14.1.1.2 in the Christchurch Replacement District Plan. It was, and remains, our position that such area could be included in an expanded RMD zone around the Linwood KAC.

As you are aware the RMD zones around KAC's were reduced in the notified version of the Replacement Plan.

Following the cl 13(4) direction we have discussed this matter again with the Council Officers who are charged with the task of responding to the Panel's direction. It is our understanding that the Officers concur that the area to the South East of Jollie Street (the previously proposed RMD zone boundary) as shown on the attached plan meets the criteria of Policy 14.1.1.2 and could be included in an expanded RMD zone around the Linwood KAC. There may well be other submitters who made similar submissions in respect of other areas. It is our view that such submissions that meet Policy 14.1.1.2 and are supported by the Council should be taken into account as part of this renotification process. We are however aware that on a strict interpretation of the cl 13(4) direction made in paragraph 454 of Decision 10 the Council may not have the latitude to make such changes.

We record that we would support a request from the Council to extend the direction to take into account the results of earlier consultation on the expanded the RMD zones around KAC's

Please contact the writer if you require further information.

Yours faithfully,



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Attachment 1 – Additional areas to include in Residential Medium Density zone

