

**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 Definitions (Part) and
Introduction (Part) Hearing –
Stage 1

**CLOSING LEGAL SUBMISSIONS ON BEHALF OF THE CHRISTCHURCH CITY
COUNCIL ON THE INTRODUCTIONS (PART) PROPOSAL AND THE DEFINITIONS
PROPOSAL (PART) (EXCEPT 'RESIDENTIAL' DEFINITIONS AND THE DEFINITION OF
'INFRASTRUCTURE')**

20 JULY 2015

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MAY IT PLEASE THE PANEL:

1. Introduction

1.1 These closing submissions are made on behalf of Christchurch City Council (**the Council**) in respect of Proposal One – Introduction (Part) and Proposal Two – Definitions (Part) of the proposed Christchurch Replacement District Plan.

1.2 In accordance with the Panel's minute dated 14 July 2015, the Council is filing these closing submissions in relation to the Introduction and Definitions Proposals, excluding definitions that relate to 'residential matters', and the definition of 'infrastructure'.

INTRODUCTION PROPOSAL

2. No changes made to text of the Panel's Decision One

2.1 The Council confirms that no changes have been proposed to the text of the Introduction Proposal as already decided on by the Panel in Decision 1.

3. Ngāi Tahu mana whenua section

3.1 At the hearing, the Panel asked **Mr Matheson**¹, Mr Timms² and Ms Murchison³ a number of questions regarding the Ngāi Tahu mana whenua section of the Introduction Proposal.

3.2 The Council records that it has reviewed the Supplementary Statement of Evidence of Ms Murchison, dated 17 July 2015, filed on behalf of Te Rūnanga o Ngāi Tahu and Ngā Runanga. The Council is comfortable with the amendments to the Introduction Proposal suggested by Ms Murchison, including the addition of a reference to section 6(e) of the Resource Management Act 1991 in section 3.2.6.

¹ Pages 11 – 12, and 14 - 15, Transcript.

² Pages 122 – 125, Transcript.

³ Pages 136 – 140, Transcript.

- 3.3 Having reviewed the summary of the Waitangi Tribunal findings at paragraph 8 of Ms Murchison's evidence, the Council also confirms that it is comfortable with the wording of 3.2.4 of the Introduction Proposal.

DEFINITIONS PROPOSAL

4. Definitions supported

- 4.1 To address questions raised at the hearing, the Council filed four supplementary statements of evidence on 16 July 2015.⁴ The Council supports the amendments proposed to definitions as suggested in those statements.
- 4.2 The Council proposes to file an updated redline version of the Definitions Proposal (incorporating the changes proposed in the supplementary evidence of 16 July 2015) with its closing submissions to be filed on 23 July 2015.

5. Future development allotment

- 5.1 In questioning, Ms Dawson asked **Mr Andrew Long** whether the term “future development allotment” is used in the final version of the Stage 1 Subdivision Proposal supported by the Council.⁵ The Council can confirm that the term “future development allotment” is not used in the Subdivision proposal (or the Stage 1 Residential proposal) that was supported by the Council at the close of the Subdivision hearing into the Subdivision proposal.
- 5.2 The Council therefore submits that this definition can be deleted, or consideration of the term could be deferred to a later stage, as it is possible that the concept of a “future development allotment” may be used in further versions of the New Neighbourhood zone provisions yet to be put before the Panel.

⁴ Supplementary evidence of Mr Mark Stevenson, Mr David Falconer, Ms Janice Carter and Mr Ivan Thomson.
⁵ Page 30, Transcript.

6. Heavy Industrial Activity

- 6.1** As noted in **Mr Stevenson's** supplementary evidence dated 16 July 2015,⁶ the Council is considering the drafting of the 'catch-all' to be included at the end of the definition of 'heavy industrial activity'.
- 6.2** To ensure that adequate consideration is given to the wording of any proposed amendment, and to enable other parties (in particular the Crown) to have input into the drafting of the proposed amendment, the Council proposes to include the proposed drafting of the catch-all in its submissions to be filed on 23 July 2015.

DATED this 20th day of July 2015



K E Viskovic
Counsel for Christchurch City Council

⁶ Refer to paragraph 4.10.