

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

AND

IN THE MATTER OF Directions from the Hearings Panel pursuant
to clause 3(1)(d) of Schedule 2 to the Order

Date: 1 April 2015

MINUTE
DIRECTIONS TO CHRISTCHURCH CITY COUNCIL AND STAGE 1
SUBMITTERS REGARDING STAGE 2 AND 3

1. The Council has filed a memorandum dated 26 March 2015 requesting directions from the Hearings Panel that require any Stage 1 submitter who has made a submission that is out of scope of the Stage 1 Proposals to make a new submission on the relevant Stage 2 or 3 Proposal once those proposals are notified by the Council.
2. The issue has arisen because a number of submissions on Stage 1 seek rezoning of land which is shown as grey on the planning maps notified with Stage 1 Proposals. The grey indicates that land will form part of the Stage 2 (or Stage 3) proposals yet to be notified. Those submissions are not able to be considered by the Panel in Stage 1. There are also submissions that, although related to a piece of land zoned as part of Stage 1, raise issues or topics outside the scope of Stage 1 Proposals but that will be addressed in Stage 2 or 3.
3. The Council has also raised the possibility that there may be Stage 1 submitters who are within scope, but may be affected by zoning or provisions in the Stage 2 or 3 Proposals.
4. In order for the Panel to consider submissions on provisions which are part of Stage 2 or 3 Proposals, as a matter of law, those Stage 1 submitters will need to make a new submission on any relevant Stage 2 or 3 Proposals once they are notified.

5. While not addressed in the Council's memorandum, there is another category of submitter that the Council has coded in its submitter database as being "Non-DPR". By that we understand the submission is not on the Christchurch Replacement District Plan. The Council needs to advise those submitters that their submission is not related to the Christchurch Replacement District Plan and cannot be dealt with by the Independent Hearings Panel.

6. The Council has acknowledged that it needs to provide the draft Stage 2 submission form for review by the Independent Secretariat. The Panel considers this needs to be attended to as a matter of urgency, given Council's intention to notify Stage 2 on 2 May 2015.

7. Accordingly it is so ordered that:

(a) Those submitters who made a submission in Stage 1:

- i. on an area or piece of land that was not 'zoned' on the Stage 1 planning maps (i.e., as residential, industrial or commercial) and therefore is not within the scope of Stage 1; or,
- ii. that related to an area or piece of land that was 'zoned' on the Stage 1 planning maps (i.e., as residential, industrial or commercial), but was on issues or topics that were not within the scope of any of the Stage 1 proposals notified in Stage 1,

must make a new submission on Stage 2 or Stage 3 on the appropriate and relevant Proposal that either 'zones' the relevant area or piece of land, or that relates to the topic that the submitter is interested in.

(b) The Council must serve a copy of its Memorandum of 26 March 2015 and this Minute on those submitters who made a submission in Stage 1 referred to in (a)(i) and (ii) above. The Council shall include reference to the date of public notice for Stage 2 and 3 Proposals.

(c) The Council must provide the draft Stage 2 submission form for review by the Independent Secretariat on or before 10 April 2015.

- (d) Those submitters who made a submission on Stage 1 where the submission has been coded in the Council's submitter database as "Non-DPR" need to be advised by Council that their submission is not related to the Christchurch Replacement District Plan and cannot be dealt with the Independent Hearings Panel.



The Honourable Sir John Hansen
Chair