

**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 Stage 2 Specific Purpose
Zone, Residential and Rural
Proposals

**MEMORANDUM ON BEHALF OF CHRISTCHURCH CITY COUNCIL WITHDRAWING
SUBMISSION POINTS ON THE STAGE 2 SPECIFIC PURPOSE ZONE, RESIDENTIAL AND
RURAL PROPOSALS, AND ON RELEVANT PLANNING MAPS (#2123)**

14 October 2015

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MAY IT PLEASE THE PANEL:

1. The purpose of this application is to withdraw submission points from the Christchurch City Council's (**Council**) Stage 2 submission, a copy of which is at **Attachment A** to this application.

Sacred Heart School – submission points #2123.239, 240 and 241 (hand written)

2. These submission points seek to rezone 44 Spencer Street from Specific Purpose (School) Zone to Residential Suburban.
3. The Council seeks to withdraw these submission points as further analysis has identified that the zoning for the adjacent properties on the north-western and northern boundaries of 44 Spencer Street, and across Spencer Road are all Residential Medium Density. On the south east boundary the adjacent zoning is Special Purpose (School) Zone and a small portion on the south west boundary is Open Space Community Parks Zone. Rezoning 44 Spencer Street to Residential Suburban would result in an inappropriate spot zoning between the Residential Medium Density, Specific Purpose (School) and Open Space Community Parks zones.
4. The notified Specific Purpose (School) zoning already includes an alternative zone of Residential Medium Density, which is considered to be a more appropriate way to give effect to the RMA. There is however, no scope to seek a rezoning to Residential Medium Density for 44 Spencer Street. The Council is concerned that there would be fairness issues for those adjacent landowners to the north-west and west who would not have anticipated a Residential Medium Density zoning for the site, and therefore the Council seeks to withdraw this submission point.
5. For completeness Council records that this submission point is coded to the Stage 2 Residential Proposal, the Stage 2 Specific Purpose Zone, and Stage 2 Planning Map 38. There are no further submissions on this submission point.

Ouruhia Model School – submission points #2123.242, 243 and 244 (hand written)

6. Submission points #2123.242, 243 and 244 sought that additional land to the west of Ouruhia Model School zoned Rural in Stage 2 be included in the Specific Purpose (School) Zone for Ouruhia Model School.

7. The Council seeks to withdraw this submission point, as originally there was a request to expand the existing designation for the school to include the land to the west of the school, which is owned by the Ministry of Education. However, the Stage 1 Designations Decision does not include this land within the designation, and therefore as a consequence the Council no longer seeks to zone that land Specific Purpose (School) Zone in Stage 2. The Designations Decision also corrected a boundary misalignment that this submission point refers to. Given this, the Council considers these submission points are effectively null and therefore seeks for them to be withdrawn.

8. On the Council's database the submission points are coded to the Stage 2 Rural Proposal, the Stage 2 Specific Purpose Zone, and Stage 2 Planning Map 12. There are no further submissions on this submission point.

DATED this 14th day of October 2015



S J Scott / A O J Sinclair
Counsel for Christchurch City Council