

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

AND

IN THE MATTER OF an application to correct a minor error
pursuant to cl 16(2) to Schedule 3 of the Order

Minor corrections: 9 September 2016

Hearing Panel: Hon Sir John Hansen (Chair), Environment Judge John Hassan
(Deputy Chair), Dr Philip Mitchell, Ms Jane Huria

MINOR CORRECTIONS TO DECISION 30

**NORTH HALSWELL KEY ACTIVITY CENTRE
Commercial (part) (and associated planning maps) — deferred from Decision 11**

Background

[1] The Hearings Panel ('the Panel') issued its decision on the North Halswell Key Activity Centre ('North Halswell KAC') Proposal ('Decision 30') on 15 July 2016.

[2] We received a memorandum ('the Memorandum') from the Christchurch City Council seeking corrections to Decision 30 on 5 August 2016.¹ Through the Secretariat, we asked the Council to provide us with a more detailed explanation of the corrections sought. A further memorandum ('further Memorandum')² was received from the Council on 1 September 2016 which provided the further explanation requested.

[3] We address the corrections sought by the Council below.

¹ Memorandum of counsel for Christchurch City Council requesting corrections to Decision 30, 5 August 2016.

² Memorandum of counsel for Christchurch City Council explaining corrections to Decision 30, 1 September 2016.

Decision as to minor corrections

[4] Clause 16 of Schedule 3 to the Canterbury Earthquake (Replacement District Plan) Order 2014 ('OIC'/'the Order') provides that:

- (1) The hearings panel may, at any time, issue an amendment to a decision to correct a minor mistake or defect in a decision of the panel.
- (2) This power includes the power to amend or correct a proposal, provided that the amendment or correction is made before the proposal becomes operative in accordance with clause 16 of this order.

[5] Appendix A to the Memorandum sets out the requested corrections. The Council summarised the nature of corrections sought as follows:

[8] It is submitted that all corrections sought by the Council do not amend the content (ie. the merits) of the relevant provisions. Similar to previous Council applications for minor corrections, the corrections comprise matters relating to errors carried over from the Council's proposed provisions or minor errors in the decision, rather than changing the substance (merits) of the affected provisions. The requested corrections are recorded in Appendix A to this application.

[6] The further Memorandum provides greater detail regarding the reasons for corrections, specifically those relating to the decision text. Upon review of the reasoning set out in the two memoranda, we accept the corrections requested, which the exceptions noted in [5] of the further Memorandum (which the Council clarified as not essential).

[7] The remaining corrections relate to the provisions. The Council has sought corrections to Policy 15.1.2.2 and minor corrections to four other specific provisions, as outlined on pages 8 and 9 of the Memorandum.

[8] Turning first to Policy 15.1.2.2. The policy relating to the North Halswell KAC was inadvertently omitted from Decision 30, and as such, we accept a correction is required for the reasons given in the Memorandum. However, we amend the wording put forward by Council to better align with our decisions, as is our preference. Policy 15.1.2.2 is amended as set out in Schedule 1. As has been done for Schedule 1 of Decision 30, our decision on Policy 15.1.2.2 is shown in red bold and is underlined. We accept that the remaining changes that the Council has sought to the provisions are appropriate.

[9] Accordingly, we direct changes using our powers under cl 16 of Schedule 3 to the OIC.

For the Hearings Panel:

A handwritten signature in blue ink, consisting of a large, stylized 'J' followed by a series of loops and a long horizontal stroke.

Environment Judge John Hassan
Deputy Chair

SCHEDULE 1

Text that is highlighted grey indicates text from previous decisions and is not the subject of this decision.

Text in red bold and underlined is the decision text for this decision relating to the North Halswell KAC.

Amendment Policy 15.1.2.2 as follows:

15.1.2.2 Policy - Comprehensive approach to development of the North Halswell and Belfast/ Northwood Key Activity Centres

- a. Require development within the Belfast/Northwood **and North Halswell** Key Activity Centres to:
- i. be planned and co-ordinated in accordance with an outline development plan;
 - ii. provide for a high quality, safe commercial centre which is easily accessible by a range of transport modes and well connected to the surrounding area; and
 - iii. be integrated with the transport network and developed in a manner aligned with improvements to the transport network to avoid adverse effects on the safe, efficient and effective functioning of the road network.
- b. **Require development within the North Halswell Key Activity Centre to:**
- i. **be developed to a scale that:**
 1. **protects the Central City's role as the region's primary commercial area; and**
 2. **ensures the role of District and Neighbourhood centres within the city and commercial centres in Selwyn District is maintained.**
 - ii. **provide high quality public open spaces, a strong main street with a concentration of finer grain retailing, and strong linkages between key anchor stores;**
 - iii. **achieve a supply of both large and finer grain retail activity that provides for the long term needs of the population in the south west.**
- c. Require development within the Belfast/ Northwood Key Activity Centre to:
- i. provide for Ngai Tahu/ Manawhenua values through a high quality of landscaping and avoid adverse effects on the natural character, ecology and amenity values of the Styx River corridor; and
 - ii. for office and retail activity at the Styx Centre, be developed to a scale that:
 1. protects the Central City's role as the region's primary commercial area; and
 2. ensures the role of District and Neighbourhood centres within the city and commercial centres in Waimakariri District is maintained.