

IN THE MATTER OF section 71 of the Canterbury Earthquake Recovery Act 2011 and the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014

AND

IN THE MATTER OF proposals notified for incorporation into a Christchurch Replacement District Plan

Date of decision: 14 December 2016

Hearing Panel: Hon Sir John Hansen, Environment Judge John Hassan, Ms Sarah Dawson, Ms Jane Huria, Dr Phil Mitchell

DECISION 61

Minor Corrections and decision as to Planning Maps – Additional Residential Medium Density Areas for Linwood (Eastgate), Hornby and Papanui (Northlands)

Background

[1] As directed by us in Decision 41, the Hearings Panel (‘Panel’) for the additional proposal for Residential Medium Density areas has received a memorandum¹ and associated Planning Maps from the Christchurch City Council (‘Council’) relating to that decision.² The memorandum records two additional matters. It notes that some of the land was zoned in Stage 1, but is rezoned by the decision. It also records that two sites at 120 and 122 Aldwins Road were decided in error, being located within Linwood Park, and were previously zoned Open Space Community Parks by the Hearings Panel for Open Space.

¹ Memorandum on behalf of Christchurch City Council filing Planning Maps for Decision 41, 22 September 2016.

² Decision 41 – Chapter 14: Additional Residential Medium Density Areas for Linwood (Eastgate), Hornby and Papanui (Northlands), 6 September 2016.

[2] The Secretariat has also been notified by the Council that Schedule 1 to Decision 41 omitted 54 Brynley Street, Hornby, from the area to be rezoned. This was identified in the relevant submission³ and shown on the maps submitted in evidence, however the numbering is a carry-over error from the Council's evidence.⁴

Minor corrections

[3] We refer to the jurisdiction under the Order in Council ('OIC') to make minor corrections set out in earlier corrections decisions.⁵

Sites zoned in Decision 10

[4] The Council has identified in the Planning Maps those sites that were zoned by the Hearings Panel in Stage 1. These are identified by a red hatching on the Planning Maps. Given that the Council notified a new proposal, and sought submissions and further submissions on it, we are satisfied that in terms of OIC cl 13(5) and (6) the zoning of the identified sites can be replaced with Residential Medium Density zoning.

120 and 122 Aldwins Road

[5] The Council has identified two sites at 120 and 122 Aldwins Road, which were part of the area described as Linwood zoning of the identified sites can be replaced with Residential Medium Density zoning. These were incorrectly identified as they are part of Linwood Park and an error in the mapping. They were zoned Open Space Community Parks in Decision 35, as shown on Planning Map 39. As such, they are correctly greyed out in the map series supplied by the Council for this decision.

54 Brynley Street

[6] Council staff have identified an omission in relation to the identified sites for rezoning in Schedule 1 of Decision 41 as it relates to 54 Brynley Street. While this was identified in the maps relating to the requested rezoning, this site (comprising Flats 1-6/54 Brynley Street) was

³ Submitter Harrison, RMD#10.

⁴ Evidence in Chief of Sarah-Jane Oliver on behalf of Christchurch City Council, 9 June 2016 at 19.8.

⁵ Decision to make Minor Corrections to Decision – Decision 51 – Chapter 9: Natural and Cultural Heritage (Part) – 9.5 Ngāi Tahu Values, 22 December 2016, at [5] and [6].

not included in the Schedule. We direct that this be included, as reflected in the attached Planning Maps in Schedule 1 of this decision.

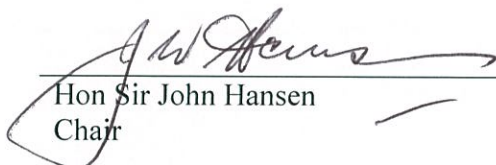
Decision

[7] In relation to the minor corrections addressed by this decision, we are satisfied the corrections fall within our jurisdiction and direct the changes to be made.

[8] Based on our findings set out above, we confirm the additional areas for Residential Medium Density zoning, and associated zoning for land that was not rezoned by us to Residential Medium Density, as set out in Schedule 1.

[9] Any applications for minor corrections on matters that are the subject of this decision are to be filed by *5pm Friday 27 January 2017*.

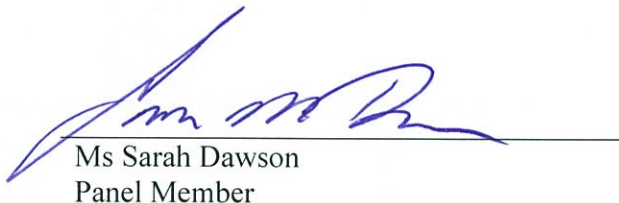
For the Hearings Panel:



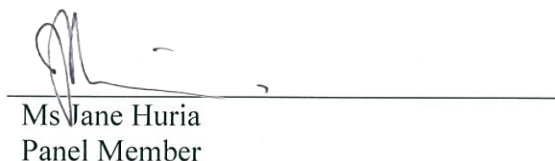
Hon Sir John Hansen
Chair



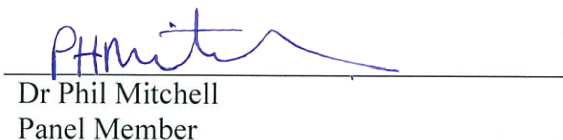
Environment Judge John Hassan
Deputy Chair



Ms Sarah Dawson
Panel Member



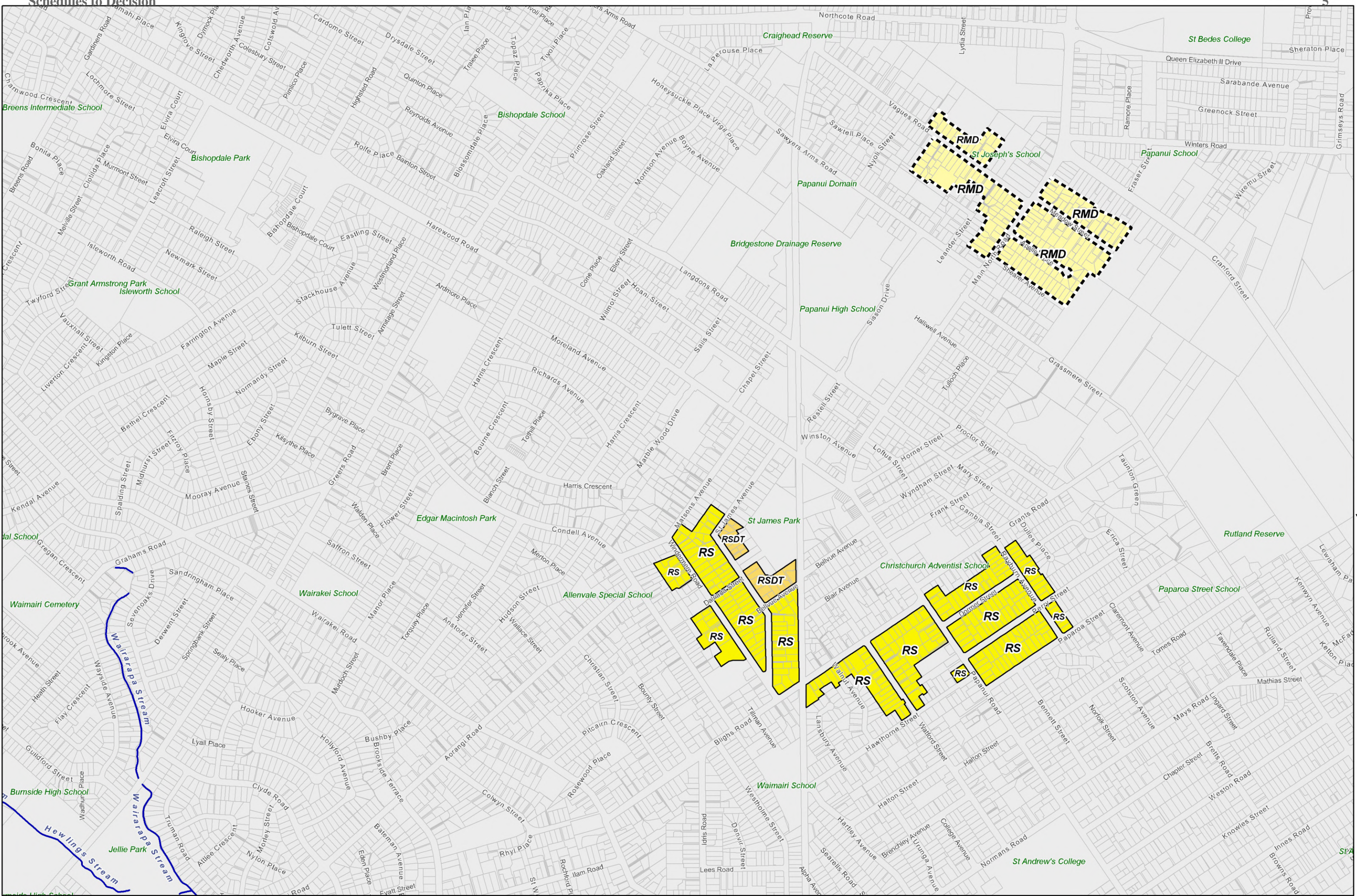
Ms Vane Huria
Panel Member



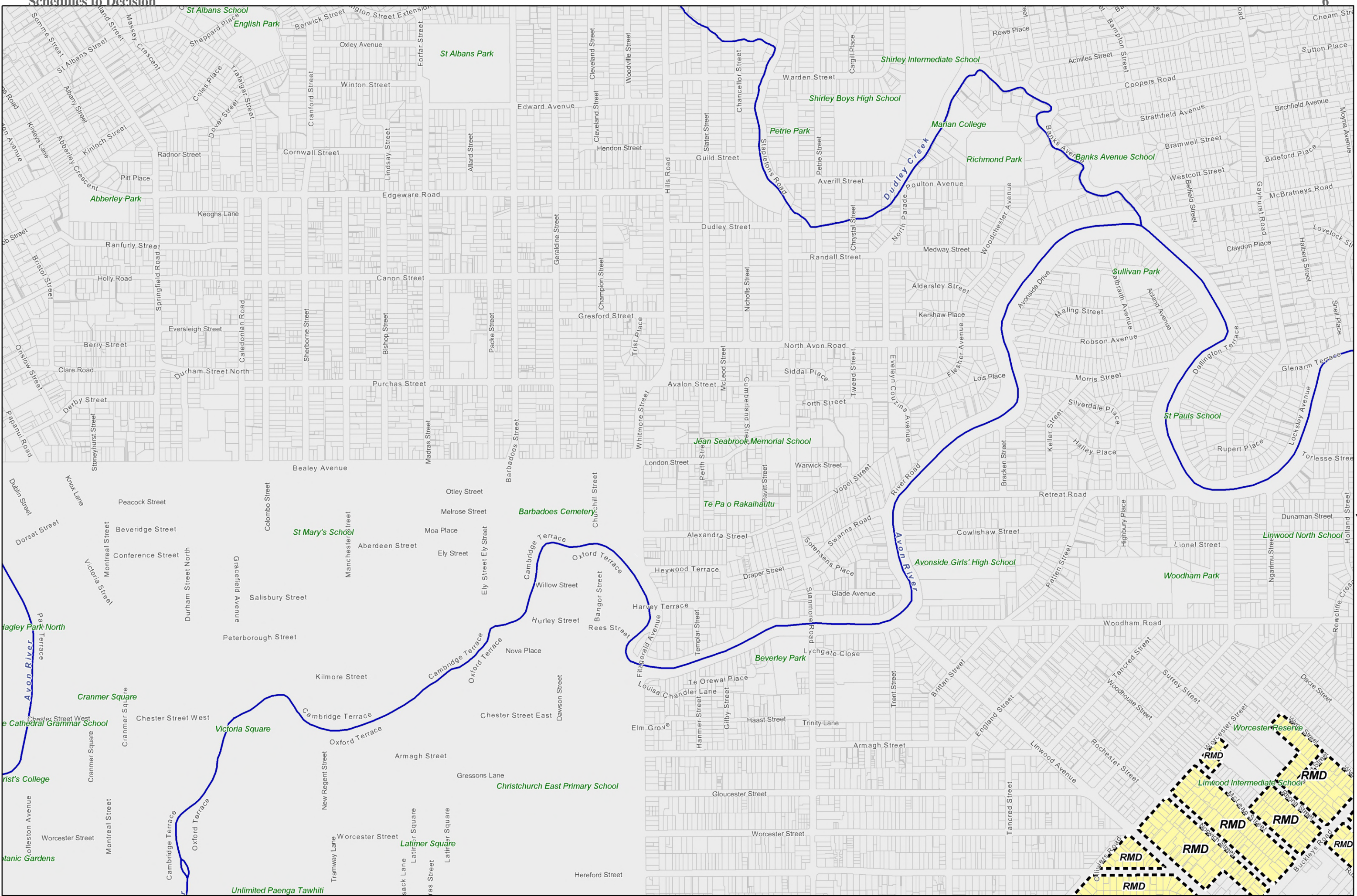
Dr Phil Mitchell
Panel Member

SCHEDULE 1

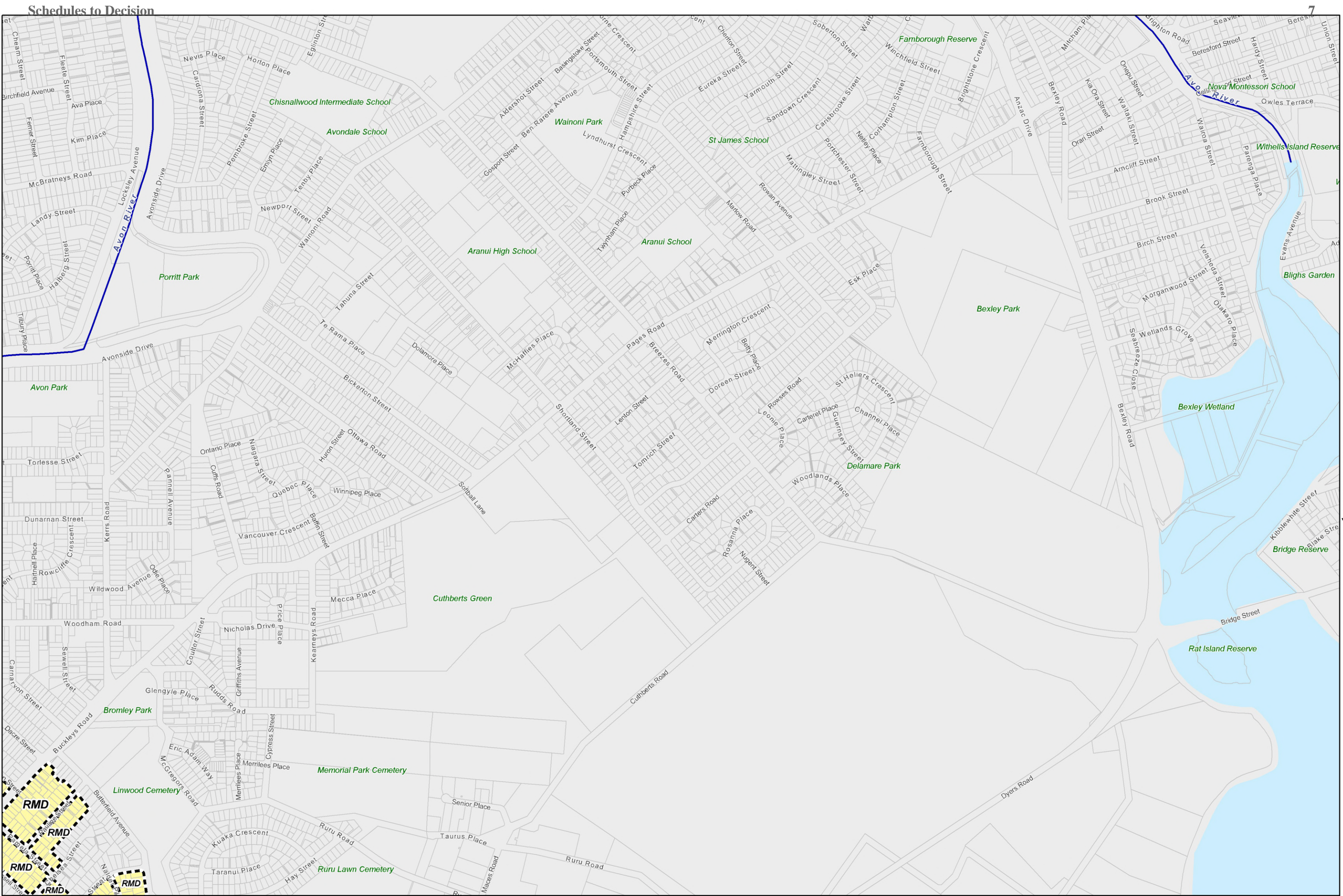
Planning Maps for Additional Residential Medium Density Areas for Linwood (Eastgate), Hornby and Papanui (Northlands)



17	18	19
23	24	25
30	31	32



24	25	26
31	32	33
38	39	40



25	26	27
32	33	34
39	40	41

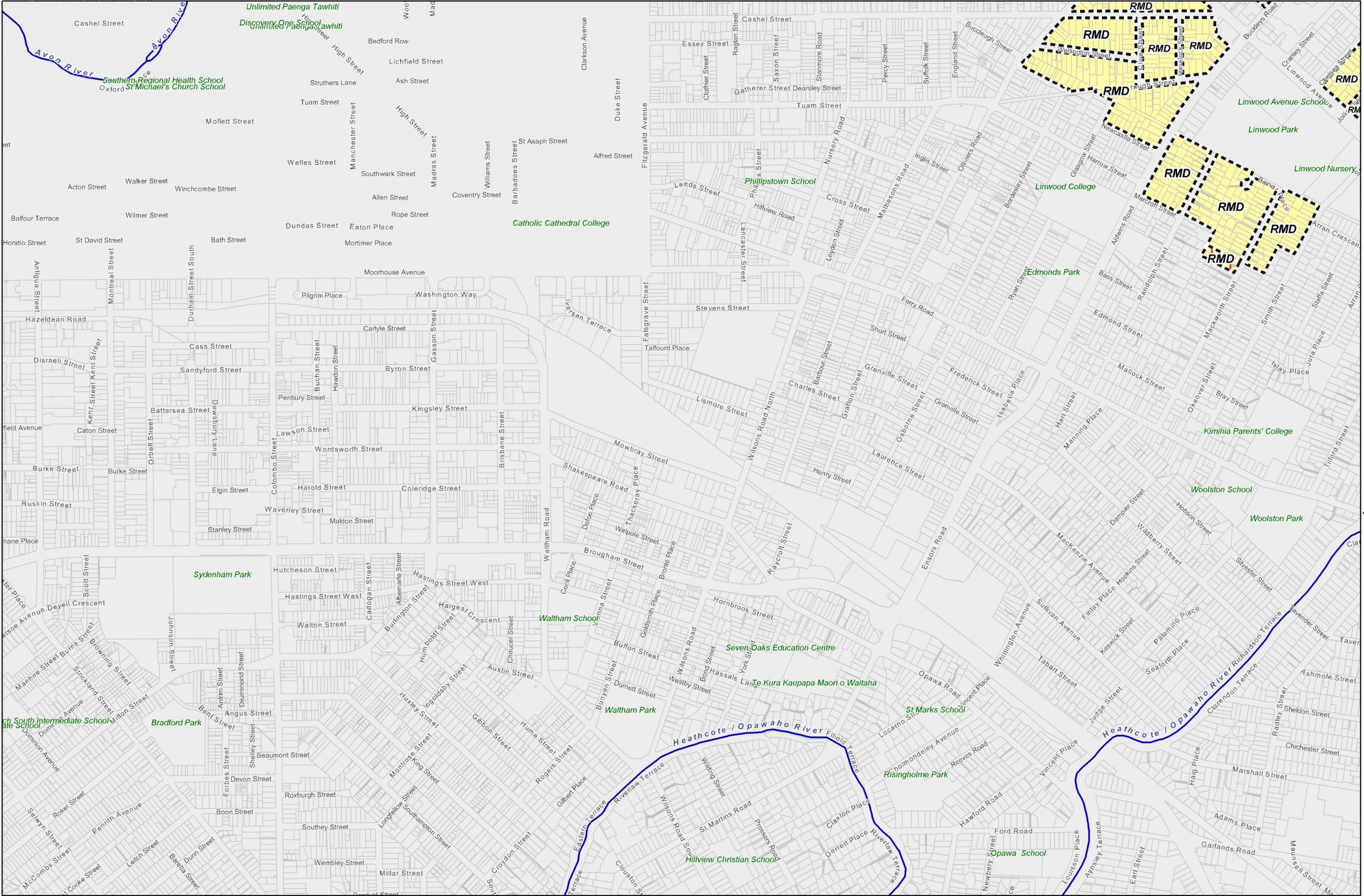
Planning Map 33

Decision 41 - Residential Medium Density 20/09/2016

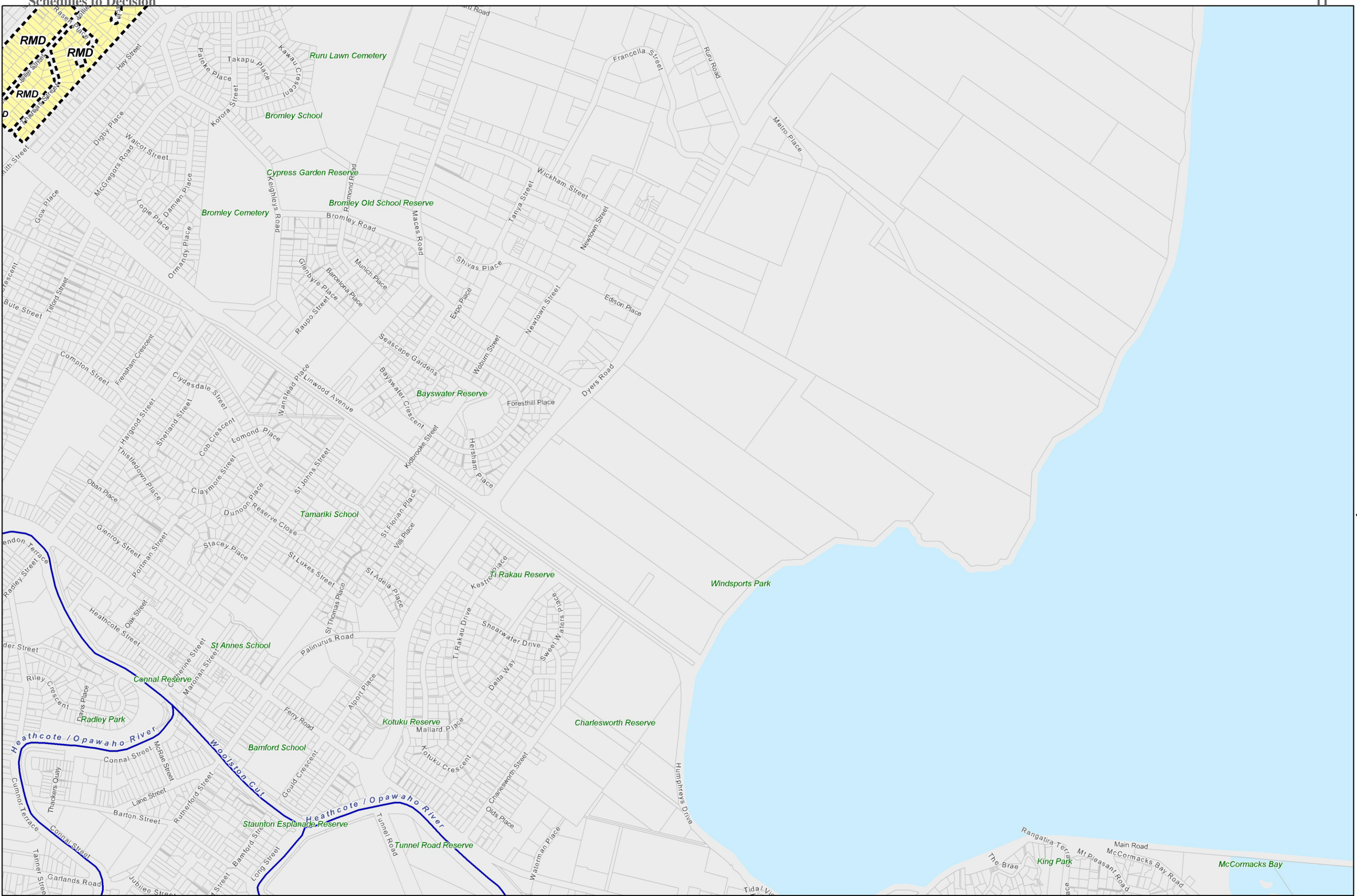




29	30	31
36	37	38
43	44	45



31	32	33
38	39	40
45	46	47



LEGEND BELOW

32	33	34
39	40	41
46	47	48

Planning Map 40

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