

**SUBMISSION BY THE CROWN ON THE CHRISTCHURCH REPLACEMENT DISTRICT PLAN  
RESIDENTIAL MEDIUM DENSITY ZONING PROPOSAL NOTIFIED ON 9 FEBRUARY 2016**

**To:** Christchurch City Council  
**Address:** 53 Hereford Street, Christchurch  
**Email:** dpreview@ccc.govt.nz

**Submitter details**

**Full name:** The Chief Executive of the Department of the Prime Minister and Cabinet,  
for and on behalf of the Crown  
**Postal address:** Private Bag 49 m99, Christchurch 8140  
**Email address:** infogcg@dpmc.govt.nz  
**Phone number:** 0800 746 423  
**Contact person:** David Griffiths, Manager Planning

**The Crown authorises the persons below to represent its submission:**

**Authorised agents:** Cedric Carranceja / Jenna Silcock  
**Firm:** Buddle Findlay  
**Email address:** cedric.carranceja@buddlefindlay.com / jenna.silcock@buddlefindlay.com  
**Phone number:** 03 379 1747

The Crown's preferred addresses for service are the three email addresses above.

**Trade competition**

The Crown cannot gain an advantage in trade competition through this submission.

**Previous submissions**

The Crown lodged submissions on the Stage 1, 2 and 3 Proposals.

**Please specify the specific proposal that your submission relates to:**

The proposal for Residential Medium Density zoning of land around the following key activity centres:

- Papanui (Planning Map 24)
- Linwood (Planning Maps 32, 33, 39 and 40)
- Hornby (Planning Maps 36 and 37)

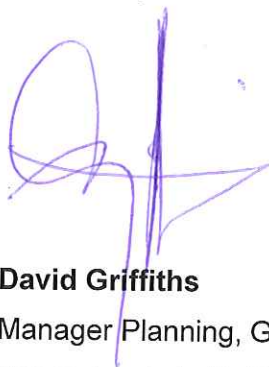
including all associated provisions, planning maps and overlays ("**the RMD Proposal**") .

**The submission points, reasons and decisions sought are set out in the attached document.**

**Hearing**

The Crown wishes to be heard in support of its submission.

If others make a similar submission, the Crown will consider presenting a joint case with them at the hearing.



**David Griffiths**

Manager Planning, Greater Christchurch Group, Department of the Prime Minister and Cabinet  
For and on behalf of the Crown

**Date:** 24/6/16.

# SUBMISSION BY THE CROWN ON THE CHRISTCHURCH REPLACEMENT DISTRICT PLAN RESIDENTIAL MEDIUM DENSITY ZONING PROPOSAL NOTIFIED ON 9 FEBRUARY 2016

## 1. BACKGROUND

- 1.1 This submission is made by the Department of the Prime Minister and Cabinet and the Ministry for the Environment, for and on behalf of the "**Crown**"
- 1.2 Housing New Zealand Corporation lodged its own submission and further submission, dated 23 March 2016 and 15 April 2016 respectively. The Crown does not oppose the matters raised in that submission.
- 1.3 The purpose of this submission is to provide the Hearings Panel, and all submitters, with a statement of the Crown's position on the RMD Proposal.

## 2. CROWN POSITION

- 2.1 The Crown participated in the hearing of the Stage 1 Residential Proposal in support of its Stage 1 submission and further submission.<sup>1</sup> A key part of the Crown's case was that the notified version of the Stage 1 Residential Proposal provided insufficient housing intensification for Christchurch, particularly in light of the strong directions given in the higher order documents, in particular the Land Use Recovery Plan (LURP) and Statement of Expectations, about the provision of housing and intensification. The Crown called evidence in support of the need for further intensification, including from John Schellekens and Ian Mitchell.
- 2.2 The Hearings Panel's Stage 1 Residential Decision<sup>2</sup> dated 10 December 2015 ("**Stage 1 Decision**") establishes the objective and policy framework for residential development, including extensions of Residential Medium Density zoning ("**RMD zoning**") within the existing Christchurch urban area to provide for further intensification. Amongst other things, the decision directed the Council to prepare a new proposal for additional RMD zoning in the areas around each of the Linwood (Eastgate), Hornby and Papanui (Northlands) Key Activity Centres. Re-notification was limited to these areas as the Panel considered that, in due process terms, the areas for potential RMD zoning should be limited to those that were consulted on by the Council.
- 2.3 The Stage 1 Decision addressed the Crown's concerns regarding the need for greater opportunities for intensification in the Christchurch urban area, including by:

---

<sup>1</sup> Submission by Canterbury Earthquake Recovery Authority (CERA), for and on behalf of the Crown (#495); Further submission by CERA, for an on behalf of the Crown (#FS-1347).

<sup>2</sup> Decision 10.

- (a) inserting a new Policy 14.1.1.2 specifying the locational criteria for the establishment of new RMD areas;
  - (b) inserting a new Policy 14.1.1.7 which provides for the monitoring of the effectiveness of the residential provisions for achieving supply, including by way of intensification; and
  - (c) directing the Council to prepare and re-notify additional RMD zonings in areas around Linwood, Hornby and Papanui that are in accordance with new Policy 14.1.1.2.
- 2.4 Following public notification of the RMD Proposal, the Crown elected not to lodge a submission for the reason that it was content to abide by the Hearings Panel's decision regarding the form and location of the additional RMD zonings proposed by the RMD Proposal.
- 2.5 The Crown now lodges this submission to confirm its current position to the Hearings Panel and submitters as follows:
- (a) The Crown continues to be content to abide by the Hearings Panel's decision in relation to the final form and location of the additional RMD zonings proposed by the RMD Proposal.

### **3. DECISIONS SOUGHT**

3.1 The Crown seeks the following relief:

- (a) The Crown wishes to abide by the Hearings Panel's decision on the RMD Proposal.