

**Christchurch City Council**  
**MINUTES**

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**Date:** Monday 2 December 2024  
**Time:** 9:30 am  
**Venue:** Council Chambers, Civic Offices,  
53 Hereford Street, Christchurch

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**Present**

Chairperson	Mayor Phil Mauger
Deputy Chairperson	Deputy Mayor Pauline Cotter
Members	Councillor Kelly Barber
	Councillor Melanie Coker
	Councillor Celeste Donovan - via audio/visual link
	Councillor Tyrone Fields
	Councillor James Gough – via audio/visual link
	Councillor Tyla Harrison-Hunt
	Councillor Victoria Henstock
	Councillor Yani Johanson
	Councillor Aaron Keown
	Councillor Sam MacDonald
	Councillor Jake McLellan
	Councillor Andrei Moore
	Councillor Mark Peters
	Councillor Tim Scandrett
	Councillor Sara Templeton

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**Principal Advisor**

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## Karakia Tīmatanga

The agenda was dealt with in the following order.

### 1. Apologies Ngā Whakapāha

#### Council Resolved CNCL/2024/00187

That the apology from Councillor Fields for lateness be accepted.

Councillor MacDonald/Deputy Mayor

**Carried**

Councillor Gough joined the meeting at 9.32 am via audio/visual link during consideration of Item 2.

### 2. Declarations of Interest Ngā Whakapuaki Aronga

As advised, Councillors Donovan and Gough declared an interest in Item 5 - *Plan Change 14 - Independent Hearings Panel Recommendations and Council Decision*.

The Mayor remarked that Councillor Peters had also received advice that due to a conflict of roles, he could be perceived as having a conflict of interest. Councillor Peters was invited to address the meeting regarding the advice and stated that he would not declare an interest beyond the Riccarton Bush Interface qualifying matter and related recommendation provisions.

Councillors Henstock and McLellan declared an interest in Item 5.26 - *Alternative Recommendation 66 - High Density Residential Zoning for 231 Milton Street and 12 Johnson Street*.

### 3. Public Participation Te Huinga Tūmatanui

#### 3.1 Public Forum Te Huinga Whānui

As specified in the Agenda and consistent with the Council's Standing Orders, there was no public forum session for this meeting as Item 5 - *Plan Change 14 - Independent Hearings Panel Recommendations and Council Decision* was the subject of a hearing, including the hearing of submissions.

#### 3.2 Deputations by Appointment Ngā Huinga Whakaritenga

As specified in the Agenda and consistent with the Council's Standing Orders, deputations were not available as Item 5 - *Plan Change 14 - Independent Hearings Panel Recommendations and Council Decision* was the subject of a hearing, including the hearing of submissions.

### 4. Presentation of Petitions Ngā Pākikitanga

There was no presentation of petitions.

## Suspension of Standing Orders

### Council Resolved CNCL/2024/00188

That the following Standing Orders be temporarily suspended to facilitate a more informal discussion regarding Item 5 - *Plan Change 14 - Independent Hearings Panel Recommendations and Council Decision* on the Agenda:

- 17.5 – Members may speak only once
- 18.1 – General procedure for speaking and moving motions
- 18.8 – Foreshadowed amendments
- 18.9 – Lost amendments
- 19.5 – Revocation or alteration by resolution at same meeting

Mayor/Deputy Mayor

**Carried**

Councillor Fields joined the meeting at 9.49 am during consideration of Item 5.

Councillor Barber left the meeting at 9.57 am and returned at 9.59 am during consideration of Item 5.

## 5. Plan Change 14 - Independent Hearings Panel Recommendations and Council Decision

### Council Comment

1. Council Officers Ike Kleynbos, Brent Pizzey, and Mark Stevenson joined the table to present Item 5 and answer questions from Elected Members. At this time, Officers tabled a number of updated recommendations (refer to Attachment A of this Item, slide 27). The following process was then followed to address the full set of Recommendations 1 – 73. Please refer to the individual blocks of Resolutions for detail on any amendments to the recommendations and the voting record.

#### Scope and Qualifying Matters (Recommendations 1 to 21)

2. Recommendations 1 to 21 addressed the scope of decision-making and applicable qualifying matters. These were Moved by the Mayor and Seconded by the Deputy Mayor. These recommendations were then broken down into smaller blocks (e.g., Recommendations 1 – 4, Recommendations 5 – 11, etc.) to facilitate questions from Elected Members to Council Officers. The meeting held one debate on Recommendations 1 to 21 and then voted on the recommendations in their smaller block groupings.

#### Zoning / Chapter Decisions; Financial Contributions & Other Recommendations (Recommendations 22 – 49)

3. Recommendations 22 to 49 addressed Plan Change 14 zoning and chapter decisions, applicable financial contributions, and other recommendations. These were Moved by the Mayor and Seconded by the Deputy Mayor. These recommendations were similarly broken down into smaller blocks to facilitate questions from Elected Members to Council Officers. The meeting then held one debate on Recommendations 22 – 49 and voted on the recommendations in their smaller block groupings.

#### Alternative Recommendations from Council Officers and Elected Members (Recommendations 50 – 70)

4. The meeting considered a number of alternative recommendations that differed from those presented in the Independent Hearings Panel Recommendations Report. Council Officers put forward alternative Recommendation 50 regarding residential pathways. This was Moved by the Mayor and Seconded by the Deputy Mayor, discussed and voted on separately.
5. There were further alternative recommendations put forward by the Elected Members that covered a variety of subjects. These were Recommendations 51 – 70, and each was Moved by the Elected Member who proposed them. Each alternative recommendation was addressed separately to facilitate questions from the meeting. The meeting debated the alternative recommendations and voted on each separately.

Clerical delegations and approvals (Recommendations 71 – 73)

6. The meeting then considered Recommendations 71 – 73 regarding clerical delegations and approvals. These were Moved by the Mayor, Seconded by the Deputy Mayor, voted on and declared carried.

**Original Recommendations**

That the Council:

1. Receives the information in this Plan Change 14 - Independent Hearings Panel Recommendations and Council Decision Report.
2. Receives the Independent Hearings Panel – Plan Change 14 Housing and Business Choice recommendation reports, including recommendations on submissions, further report addendums to the recommendations report, and further minutes that modify the recommendations report, as provided on the PC14 IHP Webpage:  
<https://chch2023.ihp.govt.nz/recommendations-report/>.
3. Notes that the decision in this report is of high significance based on the Christchurch City Council’s Significance and Engagement Policy.

**Decision to only consider recommendations within NPS-UD Policy 3 areas, unless specified**

4. Limits decision making to the following proposed zones, precincts, and/or overlays, including the application of qualifying matters (where relevant):
  - a. City Centre Zone;
  - b. Central City Mixed Use Zone;
  - c. Central City Mixed Use (South Frame) Zone;
  - d. Mixed Use Zone;
  - e. Town Centre Zone;
  - f. Local Centre Zone;
  - g. Neighbourhood Centre Zone;
  - h. Commercial Banks Peninsula Zone (Lyttelton only);
  - i. Subject to the adoption of Elected Members’ alternative recommendations, High Density Residential Zone (as per Recommendations 51-54, 57-59, 62, 63, 65, 66);
  - j. Central City Residential Precinct;
  - k. Subject to the adoption of Elected Members’ alternative recommendations, Medium Density Residential Zone (where described as a Policy 3 response) in the following areas:

- i. Greater walking catchments around City Centre, Barrington, Bishopdale, and Halswell (*incorporating Cllr Templeton's alternative Recommendations 65-67*);
  - ii. 9 Daresbury Lane, 71B and 67A, 67B, 67C, and 71B Fendalton Road (*incorporating Cllr MacDonald's alternative Recommendation 68*);
  - iii. Piko/Shand Residential Heritage Area and Residential Character Area (*incorporating Cllr Harrison-Hunt's alternative Recommendation 70*);
  - iv. Areas within the Riccarton Bush Interface Area (*incorporating Cllr Harrison-Hunt's alternative Recommendation 51*);
  - v. 265 Riccarton Road (*incorporating Cllr Harrison-Hunt's alternative Recommendation 69*);
- l. Large Format Retail Zone;
  - m. Residential Visitor Accommodation Zone (excluding sites not within or adjacent to any zone listed in Recommendations 4(a) through (k) above);
  - n. Brownfield Overlay;
  - o. Specific Purpose (Hospital) Zone (excluding: Princess Margret Hospital; Hillmorton Hospital; and Burwood Hospital);
  - p. Specific Purpose (School) Zone (excluding sites not within or adjacent to any zone listed in Recommendations 4(a) through (k) above);
  - q. Specific Purpose (Tertiary Education) Zone;
  - r. Specific Purpose (Cemetery) Zone (Barbadoes Street only);
  - s. Specific Purpose (Ōtākaro Avon River Corridor) Zone.

**Qualifying matters:**

5. Accepts the Panel's recommendations on the Public Open Space qualifying matter.
6. Accepts the Panel's recommendations on the Lyttelton Commercial Centre Heights.
7. Accepts the Panel's recommendations on the Lyttelton Port Influences Overlay (only within the Commercial Banks Peninsula Zone in Lyttelton).
8. Accepts the Panel's recommendations on the Styx River Setback qualifying matter.
9. Accepts the Panel's recommendations on New Regent Street Height Precinct.
10. Accepts the Panel's recommendations on Arts Centre Height Precinct.
11. Accepts the Panel's recommendations on Central City Heritage Interface.
12. Accepts the Panel's recommendations on the following Residential Heritage Areas:
  - a. Inner City West;
  - b. Chester Street East;
  - c. Heaton Street;
  - d. Lyttelton;
  - e. Piko/Shand State Housing (*via Cllr Harrison-Hunt*);
13. Accepts the Panel's recommendations on Residential Heritage Area Interface.

14. Except where stated below, accepts the Panel's recommendations on Heritage Items and Settings:
  - a. Accepts the Panel's recommendation to reject submissions to remove from the heritage schedule 59 Hansons Lane and 181 High Street.
  - b. Accepts the Panel's recommendation to accept/accept in part submissions to amend the extent or location of heritage items or settings for New Regent Street Shops and 135 High Street.
  - c. Accepts the Panel's recommendation that scheduling new items is outside the scope of PC14 (and instead hear them in PC13).
  - d. Accepts the Panel's recommendation to accept the qualifying matters for operative heritage items and settings as it applies to sites within any zone listed in Recommendations 4(a) through (s) above (excluding those parts decided by the Council on 18 September 2024 (Part of City Centre Zone)).
  - e. Accepts the Panel's recommendation to accept the heritage height qualifying matter applying within the heritage settings of The Arts Centre and New Regent St and associated rule amendments in 15.11.1.3 RD11 and 15.11.2.11 a. ii.
  - f. Accepts the Panel's recommendation to reject the heritage qualifying matter for the Central City Heritage Interface applying to sites adjoining The Arts Centre and New Regent St settings and to replace this with a matter of discretion in 15.14.2.6 a. x.E. and repeated in 15.14.3.1 a. xiv.
  - g. Except where the alternative recommendations are accepted from Cllr MacDonald for the heritage item and setting for 9 Daresbury Lane (Recommendation 68) and/or from Cllr Harrison-Hunt for the heritage item and setting for 265 Riccarton Road (Recommendation 69).
15. Accepts the Panel's recommendations on Cathedral Square Interface.
16. Accepts the Panel's recommendations on Victoria Street Height qualifying matter.
17. Accepts the Panel's recommendations on Radiocommunication Pathways qualifying matter.
18. Accepts the Panel's recommendations on the North Halswell Outline Development Plan qualifying mater.
19. Only for sites within any zone listed in Recommendations 4(a) through (k) above:
  - a. Accepts the Panel's recommendations on Outstanding Natural Features and Landscapes.
  - b. Accepts the Panel's recommendations on High Flood Hazard Management Area.
  - c. Accepts the Panel's recommendations on Coastal Hazard Medium and High Risk Management Areas.
  - d. Accepts the Panel's recommendations on Waterbody setbacks.
  - e. Accepts the Panel's recommendations on Wastewater constraint qualifying matter.
  - f. Accepts the Panel's recommendations on Sites of Ecological Significance.
  - g. Accepts the Panel's recommendations on Sites of Cultural Significance qualifying matter.
  - h. Accepts the Panel's recommendations on NZ Rail Network building setback.

- i. Accepts the Panel's recommendations on the Industrial interface.
  - j. Accepts the Panel's recommendations on Significant and Other Trees.
  - k. Accepts the Panel's recommendations on Residential Character Areas (only for Lyttelton, Ranfurly, Beverley, and Clifton);
20. Accepts the Panel's recommendations on sub-chapter 6.1A (qualifying matters), where related to decisions made on qualifying matters and related provisions.
21. Accepts the Panel's recommendations on any other qualifying matter proposed by submitters, where relevant to any zone listed in Recommendations 4(a) through (k) above.

**Zoning / Chapter decisions**

22. Accepts the Panel's recommendations on the City Centre Zone, for those areas yet to be decided upon following the Council's 18 September 2024 Plan Change 14 decision.
23. Accepts the Panel's recommendations on Central City Mixed Use Zone and Central City Mixed Use (South Frame) Zone.
24. Accepts the Panel's recommendations on Local Centre Zone.
25. Accepts the Panel's recommendations on Neighbourhood Centre Zone.
26. Accepts the Panel's recommendations on Large Format Retail Zone.
27. Accepts the Panel's recommendations on Residential Visitor Accommodation Zone (excluding site not within or adjacent to any zone listed in Recommendations 4(a) through (k) above).
28. Accepts the Panel's recommendations on Commercial Banks Peninsula Zone (Lyttelton only).
29. Accepts the Panel's recommendations on Residential Banks Peninsula Zone, to the extent that they support or are consequential on this decision.
30. Accepts the Panel's recommendation on Enhanced Development Mechanism, to the extent that they support or are consequential on this decision.
31. Accepts the Panel's recommendations on Brownfield Overlay.
32. Accepts the Panel's recommendations on Specific Purpose (Hospital) Zone (excluding: Princess Margret Hospital; Hillmorton Hospital; and Burwood Hospital).
33. Accepts the Panel's recommendations on Specific Purpose (School) Zone (excluding sites not within or adjacent to any zone listed in Recommendations 4(a) through (k) above).
34. Accepts the Panel's recommendations on Specific Purpose (Tertiary Education) Zone.
35. Accepts the Panel's recommendations on Specific Purpose (Cemetery) Zone (Barbadoes Street only).
36. Accepts the Panel's recommendations on Specific Purpose (Lyttelton Port) Zone.
37. Accepts the Panel's recommendations on Specific Purpose (Flat Land Recovery) Zone.
38. Accepts the Panel's recommendations on Specific Purpose (Ōtākaro Avon River Corridor) Zone.
39. Accepts the Panel's recommendations on Chapter 2 (Definitions), where related to decisions made on zones and related provisions.
40. Accepts the Panel's recommendations on Chapter 3 (Strategic Directions).

41. Accepts the Panel's recommendations on Chapter 7 (Transport), as they apply to Medium Density Residential Zone and High Density Residential Zone, only.
42. Accepts the Panel's recommendations on Chapter 8 (Subdivision, Development and Earthworks), where related to decisions made on zones and related provisions.
43. Accepts the Panel's recommendations on planning maps, where related to decisions made on zones.
44. Accepts the Panel's recommendations on Town Centre Zone, except where the alternative recommendation for the Town Centre Zone in Hornby is accepted (see Recommendation 60);
45. Accepts the Panel's recommendations on High Density Residential Zone and Central City Residential Precinct, including associated changes to Chapter 14 (and associated chapters or sub-chapters), except where the following alternative recommendations are accepted:
  - a. Around the Riccarton Town Centre Zone (see Recommendations 53 and 54);
  - b. Around the Hornby Town Centre Zone (see Recommendation 58);
  - c. Around the City Centre Zone (see Recommendation 65);
46. Accepts the Panel's recommendations on Medium Density Residential Zone (where identified as a Policy 3 response), including associated changes to Chapter 14 (and associated chapters or sub-chapters), except where the following alternative recommendations are accepted: :
  - a. Around Peer Street and Avonhead Local Centre Zones (see Recommendation 55);
  - b. Around Barrington, Bishopdale, and Halswell Local Centre Zones (see Recommendation 67).

#### **Financial Contributions & Other Recommendations**

47. Accepts the Panel's recommendations on financial contributions for tree canopy cover.
48. Agrees that the Council progress with investigating a plan change that proposes financial contributions be required where trees are not retained or planted (*via Cllr Coker*).
49. Agrees that the Council investigate undertaking a further social impact assessment on the areas facing intensification in the east of the city, noting that the scope of such assessment should include considering the impact on pacific communities and impact of gentrification on existing communities in the east. (*via Cllr Johanson*).

#### **ALTERNATIVE RECOMMENDATION FROM COUNCIL OFFICERS:**

50. Regarding the Panel's recommendation to apply the residential pathways, either:
  - a. Accepts Council Officers' alternative recommendation to:
    - i. Accept the Panel's recommendations for Pathways A and B to be independent.
    - ii. Accept the application of currently operative provisions for residential zones where it overlaps with Medium Density Residential Zones and High Density Residential Zone (only as it aligns with this decision, i.e. Policy 3 areas)
    - iii. Reject the Panel's recommendations to alter provisions (e.g. 14.2.e) that remove independence of Pathways A and B or make this independence unclear, and propose an alternative recommendation that provides for the independence of Pathways A and B in accordance with **Attachment 1** to this report.
    - iv. Reject integrating the Chapter 14B pathway throughout the relevant chapters and propose an alternative way in accordance with **Attachment 1** to this report.



OR

- b. Accepts the Panel's recommended changes to Chapter 14 as per Minutes 50, 56, and 58 and the Recommendation Report.

**ALTERNATIVE RECOMMENDATIONS FROM ELECTED MEMBERS:**

**Riccarton Bush Interface Area qualifying matter** – Harrison-Hunt / MacDonald:

- 51. Regarding the Panel's recommendations on the Riccarton Bush Interface Area qualifying matter, either:
  - a. Accepts the alternative recommendations to (refer to **Attachment 2** to this report):
    - i. Reject the Panel's Part 5 (section 20, including Addendum 2) Recommendation to remove the Riccarton Bush Interface Area qualifying matter; and
    - ii. Recommend applying the Riccarton Bush Interface Area qualifying matter and associated zoning response, as per the Council Reply.

OR

- b. Accepts the Panel's recommendation to remove the Riccarton Bush Interface Area qualifying matter.

**Papanui War Memorial Avenues consideration** – Henstock:

- 52. Regarding the consideration of Papanui War Memorial Avenues in High Density Residential Zone, either:
  - a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
    - i. Accept in-part the Panel's Parts 4 (section 3) and 8 (Appendix H) Recommendations, specifically in relation to controls associated with Papanui War Memorial Avenues.
    - ii. Recommend that a new schedule identifying Papanui War Memorial Avenues is included in the District Plan, with matters of discretion associated with building height and setback non-compliance (14.15.3) and building coverage non-compliance (14.15.2) modified to require specific consideration of the adverse effects development on road-fronting sites may have on the Papanui War Memorial Avenues.

OR

- b. Accepts the Panel's recommendation on High Density Residential Zone provisions.

**High Density Residential zone catchment around Riccarton** – Harrison-Hunt:

- 53. Regarding the Panel's recommendations on High Density Residential zoning surrounding Riccarton, either:
  - a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
    - i. Accept in-part the Panel's Part 3 (section 5) Recommendations relating to the High Density Residential Zone catchment surrounding the Riccarton Town Centre Zone, with further modification to include 25 Deans Avenue (Pt RS 9 Canterbury District) within the High Density Residential Zone.
    - ii. Recommend zoning the area within the Riccarton Bush Interface Area only to Medium Density Residential Zone, subject to acceptance of the alternative recommendation, including any property that has access to Matai Street West.

OR

- b. Accepts the Panel's recommendation for High Density Residential zoning surrounding Riccarton Town Centre Zone.

**25 Deans Avenue building height precinct** – Keown:

54. Regarding the Panel's recommendation for Medium Density Residential Zone on 25 Deans Avenue, either:

- a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
  - i. Reject in-part the Panel's Part 3 (section 5) recommendations on the High Density Catchment and associated building height; and
  - ii. Recommend that 25 Deans Avenue (Pt RS 9 Canterbury District) be zoned High Density Residential Zone and have a site-specific 'Deans Avenue building height precinct' applied, which permits a building height of 36 metres.

OR

- b. Accepts the Panel's recommendation for Medium Density Residential Zone on 25 Deans Avenue.

**Local Centre Zone residential catchments** – MacDonald:

55. Regarding the Panel's Policy 3 recommendation to apply Medium Density Residential zone around Peer Street and Avonhead local centres, either:

- a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
  - i. Reject in-part the Panel's Part 3 (section 6) Recommendations regarding the 200 metre walking catchment around other Local Centres to apply Medium Density Residential zone, for the following centres only: Avonhead Local Centre; and Peer Street Local Centre.

OR

- b. Accepts the Panel's Policy 3 recommendation to apply Medium Density Residential zone around Peer Street and Avonhead Local Centre zones;

**City Spine qualifying matter** – Harrison-Hunt:

56. Regarding the Panel's recommendation on the City Spine qualifying matter, either:

- a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
  - i. Reject in-part the Panel's Part 5 Recommendations to remove the City Spine (section 17) qualifying matter, to the extent that any operative front yard setbacks (only) are retained along the identified corridor, only where Medium or High Density Residential zoned areas are decided on; and
  - ii. Accept the Panel's rejection of any other provision the qualifying matter had proposed.

OR

- b. Accepts the Panel's recommendation to remove the City Spine qualifying matter.

**Sunlight Access qualifying matter** – MacDonald / Peters:

57. Regarding the Panel's recommendation to remove the Sunlight Access qualifying matter, either:

- a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
  - i. Reject the Panel's Part 4 (section 4, including Addendum) Recommendations to remove the Sunlight Access qualifying matter and the application of the MDRS height in relation to boundary density standard over Medium and High Density Residential zones areas decided upon.
  - ii. Recommend adopting the Sunlight Access qualifying matter approach within Medium and High Density Residential zones, as per the Council Reply, but only limited to those Medium and High Density Residential zones decided upon.

OR

- b. Accepts the Panel's recommendation to remove the Sunlight Access qualifying matter.

**High Density Residential Zone catchment around Hornby Town Centre Zone – Peters:**

58. Regarding the Panel's recommendations for High Density Residential zoning surrounding Hornby's Town Centre Zone, either:

- a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
  - i. Reject in-part the Panel's Part 3 (section 5) Recommendations regarding the High Density Residential Zone catchment surrounding Hornby's Town Centre Zone, reducing the catchment between Neill and Oakhampton streets, and aligning the zone boundary with the operative Residential Medium Density Zone boundary between Blankney and Trevor streets (along Trevor Reserve).

OR

- b. Accepts the Panel's recommendations for High Density Residential zoning surrounding the Hornby Town Centre Zone.

**High Density Residential Zone permitted building height in Hornby – Peters:**

59. Regarding permitted building heights for the High Density Residential Zone in Hornby, either:

- a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
  - i. Reject in-part the Panel's Part 4 (section 3) Recommendations regarding the permitted 14 metre building height within HRZ, as applied around the Hornby Town Centre Zone.
  - ii. Recommend that a new 'Reduced building height precinct' is introduced for High Density Residential zones around the Hornby Town Centre Zone, limiting 14.6.2.1 Building Height to 12 metres within the precinct.

OR

- b. Accepts the Panel's recommendation for 14 metre permitted building heights for the High Density Residential Zone in Hornby.

**Town Centre Zone permitted building heights in Hornby – Peters:**

60. Regarding permitted building heights for the Town Centre Zone in Hornby, either:

- a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
  - i. Reject in-part the Panel's Part 3 (section 5) Recommendations regarding permitted building height of 32 meters within the Town Centre Zone of Hornby.
  - ii. Recommend that the permitted building height for the Town Centre Zone of Hornby be limited to 22 metres.

OR

- b. Accepts the Panel's recommended 32 metre permitted building heights for the Town Centre Zone in Hornby.

**Town Centre Zone building heights and form for Linwood – Johanson:**

61. Regarding permitted building heights for the Town Centre Zone in Linwood, either:

- a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
  - i. Reject in-part the Panel's Part 3 (section 5) Recommendations regarding permitted building height of 22 meters within the Town Centre Zone of Linwood and associated recession plane at residential boundary.
  - ii. Recommend that permitted height for the Town Centre Zone of Linwood be limited to 20 metres and recession plane used in 15.4.2.5 is modified to be taken from 3 metres above ground level, as per the standards of Sunlight Access qualifying matter included in the Council Reply.

OR

- b. Accepts the Panel's recommended 22 metre permitted building heights for the Town Centre Zone in Linwood and recommended recession plane (of the MDRS).

**High Density Residential Walking Catchment around Linwood Town Centre Zone – Johanson:**

62. Regarding the Panel's recommendations for High Density Residential zoning surrounding Linwood's Town Centre Zone, either:

- a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
  - i. Reject in-part the Panel's Part 3 (section 5) Recommendations regarding the High Density Residential Zone catchment surrounding Linwood's Town Centre Zone, recommending the catchment is reduced to a 400 metre walking catchment, as per the Council notified position.

OR

- b. Accept the Panel's recommended 600 metre walking catchment around Linwood's Town Centre Zone.

**High Density Residential Zone permitted building heights in Linwood – Johanson:**

63. Regarding permitted building heights for the High Density Residential Zone in Linwood, either:

- a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
  - i. Reject in-part the Panel's Part 4 (section 3) Recommendations regarding the permitted 14 metre building height within High Density Residential Zone, as applied around the Linwood Town Centre Zone.
  - ii. Recommend that a new 'Reduced building height precinct' is introduced for High Density Residential zones around the Linwood Town Centre Zone, limiting 14.6.2.1 Building Height to 12 metres within the precinct.

OR

- b. Accepts the Panel's recommendation for 14 metre permitted building heights for the High Density Residential Zone in Linwood.

**Airport Noise Influence Area controls – MacDonald:**

64. Regarding controls associated with the Airport Noise Influence Area qualifying matter, either:
- a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
    - i. Reject in-part the Panel's Part 4 (section 6) Recommendations regarding the Airport Noise Influence Area qualifying matter over Medium and High Density Residential zoned areas decided upon.
    - ii. Recommend further modifying the residential controls relating to development within both the 50 dB Ldn Air Noise Contour and the 2023 Remodelled 50 dB Ldn Outer Envelope Contour (over Medium and High Density Residential zoned areas decided upon) by:
      - Setting the Restricted Discretionary Activity rule regarding development within these contours to from three units (rather than from four units) in Chapter 14A for both Medium and High Density Residential zones; and
      - Removing the limited notification clause (b.) requiring notification to the Christchurch International Airport Limited absent written approval.

OR

- b. Accepts the Panel's recommended controls associated with the 50 dB Ldn Air Noise Contour and the 2023 Remodelled 50 dB Ldn Outer Envelope Contour.

**City Centre walking catchment and Sydenham Mixed Use zoning – Templeton:**

65. Regarding the application of the NPS-UD Policy 3 (c)(ii) walking catchment from the edge of the City Centre Zone, either:
- a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
    - i. Reject in-part the Panel's Part 3 (section 4) Recommendation regarding the Policy 3 (c) walking catchment around the City Centre Zone (CCZ), instead adopt a walking catchment of up to 1.2km from the edge of CCZ and:
    - ii. Apply the High Density Residential Zone as per **Attachment 2** to this report, including consequential changes for the Central City Residential Precinct; and
    - iii. Apply the Mixed Use Zone and the Comprehensive Residential Precinct as per the Council Reply position, but only for Addington and Sydenham (not Phillipstown), as per the catchment illustrated in **Attachment 2** to this report; and
    - iv. Modify Mixed Use Zone rules for Addington and Sydenham by:
      - Introducing a new schedule of permitted activities that include all operative permitted activities under 16.4.1.1 (Industrial General Zone permitted activities) and exempt these from any height control under proposed rule 15.10.2.1; and
      - Modifying proposed rule 15.10.1.1 P12 to remove activity standards and any reference to Phillipstown;
      - Support Chapter 2 Definitions additions and changes associated with the Mixed Use Zone as proposed in the Council Reply and any other consequential or related provisions, guides, or appendices.

OR

- b. Accepts the Panel's recommendation to apply a walking catchment of between approximately zero metres to 800 metres from the edge of the City Centre Zone.

**High Density Residential zoning for 231 Milton Street and 12 Johnson Street** – Templeton:

66. Regarding High Density Residential zoning for 231 Milton Street and 12 Johnson Street, either:

- a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
  - i. Reject in-part the Panel's Part 3 (section 5) recommendation regarding HRZ zone boundary over 231 Milton Street and 12 Johnson Street and alternatively zone this in accordance with the current parcel configuration, as per the Council Reply position.

OR

- b. Accepts the Panel's recommendation to retain High Density Residential Zoning as notified.

**Perimeter block controls** – Templeton:

67. Regarding perimeter block controls associated with the Local Centre Intensification Precinct, either:

- a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
  - i. Reject the Panel's Part 4 (section 3) recommendation regarding the removal of the Local Centre Intensification Precinct.
  - ii. Recommend applying the Local Centre Intensification Precinct around the Local Centre's identified in the Council Reply, aligning the spatial extent with the 200 metre walking catchment recommended by the Panel, except for Barrington, Bishopdale, and Halswell catchments, which should adopt the 400 metre catchment as per Council Reply.
  - iii. Recommend that the Council Reply provisions for the precinct apply with the following modifications:
    - Permitted building height (14.5.2.3.a.i.b) is reduced to 12 metres; and
    - Permitted height in relation to boundary intrusion sub-standards (14.5.2.6.b.iv.A) are modified to residential units of a maximum of 12 metres in height.

OR

- b. Accepts the Panel's recommendation to remove the Local Centre Intensification Precinct and all associated controls.

**Daresbury House heritage listing** – MacDonald:

68. Regarding the heritage listing for Daresbury House [9 Daresbury Lane] and associated heritage setting, either:

- a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
  - i. Reject in-part the Panel's Part 5 (section 10), specifically in relation to the recommendation to retain the Daresbury heritage listing (Item 185) and associated heritage setting (Item 602).

- ii. Recommend that the Daresbury heritage listing (Item 185) and associated heritage setting (Item 602) are removed.

OR

- b. Make no decision on the Panel's recommendation for the Daresbury House heritage listing [as this is outside of a Policy 3 area and no decision is required until 12 December 2025].

**Antonio Hall heritage listing** – Harrison-Hunt:

69. Regarding the heritage listing for Antonio Hall [265 Riccarton Road] and associated heritage setting, either:

- a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
  - i. Reject in-part the Panel's Part 5 (section 10) Recommendations, specifically in relation to the recommendation to retain the heritage listing for Antonio Hall (Item 463) and associated (reduced) heritage setting (Item 203).
  - ii. Recommend that the heritage listing for Antonio Hall (Item 463) and associated heritage setting (Item 203) is removed.

OR

- b. Make no decision on the Panel's recommendation for the Antonio Hall heritage listing [as this is outside of a Policy 3 area and no decision is required until 12 December 2025].

**Piko Residential Character Area** – Harrison-Hunt:


70. Regarding the Panel's recommendation to retain the Piko Residential Character Area, either:

- a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
  - i. Reject in-part Panel's Part 5 (section 19) Recommendations, specifically in relation to the recommendation to retain the existing Piko Residential Character Area.
  - ii. Recommend that the Piko Residential Character Area is removed.
- b. Make no decision on the Panel's recommendation for the Piko Residential Character Area [as this is outside of a Policy 3 area and no decision is required until 12 December 2025].

**Clerical delegations and approvals:**

- 71. Delegates authority to the Head of Planning and Consents to make changes of minor effect or to correct minor errors in the accepted Panel's recommendations before publicly notifying its decision on these recommendations.
- 72. Resolves to publicly notify its decisions in resolutions 5 to 70 above NO LATER THAN **14 February 2025** and to serve that public notice on every person who made a submission on Plan Change 14.
- 73. Requests staff to report to the Council on the remainder of the Panel's recommendations in time to publicly notify decisions by 12 December 2025.

**Attachments**

- A Plan Change 14 - Independent Hearings Panel Recommendations and Council Decision - Presentation to Council [↔](#) 

## 5.1 Recommendations 1 - 4

### Council Comment

1. Recommendation 4 set the scope of the meeting's decision-making within the NPS-UD Policy 3 areas. Recommendation 4(k) addressed areas associated with certain Alternative Recommendations put forward by Elected Members (as noted below), subject to their adoption.
2. Recommendation 4(k)(i) was related to Alternative Recommendation 67 (Perimeter Block Controls) put forward by Councillor Templeton. As an updated Alternative Recommendation 67 was tabled at the meeting removing reference to "Barrington, Bishopdale and Halswell...", Recommendation 4(k)(i) was also updated for consistency (refer strike through text below).

### Council Resolved CNCL/2024/00189

That the Council:

1. Receives the information in this Plan Change 14 - Independent Hearings Panel Recommendations and Council Decision Report.
2. Receives the Independent Hearings Panel – Plan Change 14 Housing and Business Choice recommendation reports, including recommendations on submissions, further report addendums to the recommendations report, and further minutes that modify the recommendations report, as provided on the PC14 IHP Webpage: <https://chch2023.ihp.govt.nz/recommendations-report/>.
3. Notes that the decision in this report is of high significance based on the Christchurch City Council's Significance and Engagement Policy.

### Decision to only consider recommendations within NPS-UD Policy 3 areas, unless specified

4. Limits decision making to the following proposed zones, precincts, and/or overlays, including the application of qualifying matters (where relevant):
  - a. City Centre Zone;
  - b. Central City Mixed Use Zone;
  - c. Central City Mixed Use (South Frame) Zone;
  - d. Mixed Use Zone;
  - e. Town Centre Zone;
  - f. Local Centre Zone;
  - g. Neighbourhood Centre Zone;
  - h. Commercial Banks Peninsula Zone (Lyttelton only);
  - i. Subject to the adoption of Elected Members' alternative recommendations, High Density Residential Zone (as per Recommendations 51-54, 57-59, 62, 63, 65, 66);
  - j. Central City Residential Precinct;



- k. Subject to the adoption of Elected Members' alternative recommendations, Medium Density Residential Zone (where described as a Policy 3 response) in the following areas:
  - i. Greater walking catchments around City Centre, ~~Barrington, Bishopdale, and Halswell~~ (incorporating Cllr Templeton's alternative Recommendations 65-67);
  - ii. 9 Daresbury Lane, 71B and 67A, 67B, 67C, and 71B Fendalton Road (incorporating Cllr MacDonald's alternative Recommendation 68);
  - iii. Piko/Shand Residential Heritage Area and Residential Character Area (incorporating Cllr Harrison-Hunt's alternative Recommendation 70);
  - iv. Areas within the Riccarton Bush Interface Area (incorporating Cllr Harrison-Hunt's alternative Recommendation 51);
  - v. 265 Riccarton Road (incorporating Cllr Harrison-Hunt's alternative Recommendation 69);
- l. Large Format Retail Zone;
- m. Residential Visitor Accommodation Zone (excluding sites not within or adjacent to any zone listed in Recommendations 4(a) through (k) above);
- n. Brownfield Overlay;
- o. Specific Purpose (Hospital) Zone (excluding: Princess Margret Hospital; Hillmorton Hospital; and Burwood Hospital);
- p. Specific Purpose (School) Zone (excluding sites not within or adjacent to any zone listed in Recommendations 4(a) through (k) above);
- q. Specific Purpose (Tertiary Education) Zone;
- r. Specific Purpose (Cemetery) Zone (Barbadoes Street only);
- s. Specific Purpose (Ōtākaro Avon River Corridor) Zone.

Mayor/Deputy Mayor

**Carried**

Councillor Peters declared an interest in Resolution 4(k)(iv), sat back from the table and did not participate in the discussion or vote on this Resolution.

Councillor Johanson requested that his vote against Resolutions 4(k)(ii), (iii), (v) and 4(s) be recorded.

## **5.2 Recommendations 5 - 11**

### **Council Resolved CNCL/2024/00190**

#### **Recommendations accepted without change**

##### **Qualifying matters**

That the Council:

- 5. Accepts the Panel's recommendations on the Public Open Space qualifying matter.
- 6. Accepts the Panel's recommendations on the Lyttelton Commercial Centre Heights.
- 7. Accepts the Panel's recommendations on the Lyttelton Port Influences Overlay (only within the Commercial Banks Peninsula Zone in Lyttelton).

8. Accepts the Panel's recommendations on the Styx River Setback qualifying matter.
9. Accepts the Panel's recommendations on New Regent Street Height Precinct.
10. Accepts the Panel's recommendations on Arts Centre Height Precinct.
11. Accepts the Panel's recommendations on Central City Heritage Interface.

Mayor/Deputy Mayor

**Carried**

### **5.3 Recommendations 12 - 16**

#### **Council Resolved CNCL/2024/00191**

#### **Recommendations accepted without change**

##### **Qualifying matters**

That the Council:

12. Accepts the Panel's recommendations on the following Residential Heritage Areas:
  - a. Inner City West;
  - b. Chester Street East;
  - c. Heaton Street;
  - d. Lyttelton;
  - e. Piko/Shand State Housing (*via Cllr Harrison-Hunt*);
13. Accepts the Panel's recommendations on Residential Heritage Area Interface.
14. Except where stated below, accepts the Panel's recommendations on Heritage Items and Settings:
  - a. Accepts the Panel's recommendation to reject submissions to remove from the heritage schedule 59 Hansons Lane and 181 High Street.
  - b. Accepts the Panel's recommendation to accept/accept in part submissions to amend the extent or location of heritage items or settings for New Regent Street Shops and 135 High Street.
  - c. Accepts the Panel's recommendation that scheduling new items is outside the scope of PC14 (and instead hear them in PC13).
  - d. Accepts the Panel's recommendation to accept the qualifying matters for operative heritage items and settings as it applies to sites within any zone listed in Recommendations 4(a) through (s) above (excluding those parts decided by the Council on 18 September 2024 (Part of City Centre Zone)).
  - e. Accepts the Panel's recommendation to accept the heritage height qualifying matter applying within the heritage settings of The Arts Centre and New Regent St and associated rule amendments in 15.11.1.3 RD11 and 15.11.2.11 a. ii.
  - f. Accepts the Panel's recommendation to reject the heritage qualifying matter for the Central City Heritage Interface applying to sites adjoining The Arts Centre and New Regent St settings and to replace this with a matter of discretion in 15.14.2.6 a. x.E. and repeated in 15.14.3.1 a. xiv.
  - g. Except where the alternative recommendations are accepted from Cllr MacDonald for the heritage item and setting for 9 Daresbury Lane (Recommendation 68) and/or from

Cllr Harrison-Hunt for the heritage item and setting for 265 Riccarton Road (Recommendation 69).

15. Accepts the Panel's recommendations on Cathedral Square Interface.
16. Accepts the Panel's recommendations on Victoria Street Height qualifying matter.

Mayor/Deputy Mayor

**Carried**

Deputy Mayor Cotter and Councillors Coker, Johanson, and McLellan requested that their votes against Resolutions 12 and 13 be recorded.

Councillor Johanson further requested that his vote against Resolution 14(g) be recorded.

#### **5.4 Recommendations 17 - 21**

##### **Council Comment**

1. Council Officers tabled a number of updated recommendations for consideration during their presentation at the beginning of the meeting (refer to Item 5, Attachment A, slide 27). One of these was Recommendation 19, which was updated to reflect the addition of (l) regarding the Panel's Tsunami Management Area recommendation (refer underlined text below).
2. No other changes were made to this set of recommendations.

##### **Council Resolved CNCL/2024/00192**

##### **Qualifying matters**

That the Council:

17. Accepts the Panel's recommendations on Radiocommunication Pathways qualifying matter.
18. Accepts the Panel's recommendations on the North Halswell Outline Development Plan qualifying matter.
19. Only for sites within any zone listed in Recommendations 4(a) through (k) above:
  - a. Accepts the Panel's recommendations on Outstanding Natural Features and Landscapes.
  - b. Accepts the Panel's recommendations on High Flood Hazard Management Area.
  - c. Accepts the Panel's recommendations on Coastal Hazard Medium and High Risk Management Areas.
  - d. Accepts the Panel's recommendations on Waterbody setbacks.
  - e. Accepts the Panel's recommendations on Wastewater constraint qualifying matter.
  - f. Accepts the Panel's recommendations on Sites of Ecological Significance.
  - g. Accepts the Panel's recommendations on Sites of Cultural Significance qualifying matter.
  - h. Accepts the Panel's recommendations on NZ Rail Network building setback.
  - i. Accepts the Panel's recommendations on the Industrial interface.
  - j. Accepts the Panel's recommendations on Significant and Other Trees.

- k. Accepts the Panel's recommendations on Residential Character Areas (only for Lyttelton, Ranfurly, Beverley, and Clifton);
  - l. Accepts the Panel's recommendation on the Tsunami Management Area.
20. Accepts the Panel's recommendations on sub-chapter 6.1A (qualifying matters), where related to decisions made on qualifying matters and related provisions.
21. Accepts the Panel's recommendations on any other qualifying matter proposed by submitters, where relevant to any zone listed in Recommendations 4(a) through (k) above.

Mayor/Deputy Mayor

**Carried**

Councillor Moore requested that his vote against Resolution 17 be recorded.

Deputy Mayor Cotter requested that her vote against Resolution 19(k) be recorded, but only as it pertains to the Residential Character Areas of Ranfurly and Beverley.

Councillor Johanson requested that his vote against Resolution 19(k) be recorded, but only as it pertains to the Residential Character Areas of Ranfurly, Beverley, and Clifton.

The meeting adjourned at 10.57 am and reconvened at 11.18 am. Councillor Gough was not present at this time.

## **5.5 Recommendations 22 - 26**

### **Council Resolved CNCL/2024/00193**

#### **Recommendations accepted without change**

##### **Zoning / Chapter Decisions**

That the Council:

- 22. Accepts the Panel's recommendations on the City Centre Zone, for those areas yet to be decided upon following the Council's 18 September 2024 Plan Change 14 decision.
- 23. Accepts the Panel's recommendations on Central City Mixed Use Zone and Central City Mixed Use (South Frame) Zone.
- 24. Accepts the Panel's recommendations on Local Centre Zone.
- 25. Accepts the Panel's recommendations on Neighbourhood Centre Zone.
- 26. Accepts the Panel's recommendations on Large Format Retail Zone.

Mayor/Deputy Mayor

**Carried**

Councillor Johanson requested his vote against the Resolutions be recorded.

## **5.6 Recommendations 27 - 31**

### **Council Resolved CNCL/2024/00194**

#### **Recommendations accepted without change**

##### **Zoning / Chapter Decisions**

That the Council:

27. Accepts the Panel's recommendations on Residential Visitor Accommodation Zone (excluding site not within or adjacent to any zone listed in Recommendations 4(a) through (k) above).
28. Accepts the Panel's recommendations on Commercial Banks Peninsula Zone (Lyttelton only).
29. Accepts the Panel's recommendations on Residential Banks Peninsula Zone, to the extent that they support or are consequential on this decision.
30. Accepts the Panel's recommendation on Enhanced Development Mechanism, to the extent that they support or are consequential on this decision.
31. Accepts the Panel's recommendations on Brownfield Overlay.

Mayor/Deputy Mayor

**Carried**

## **5.7 Recommendations 32 - 38**

### **Council Resolved CNCL/2024/00195**

#### **Recommendations accepted without change**

#### **Zoning / Chapter Decisions**

That the Council:

32. Accepts the Panel's recommendations on Specific Purpose (Hospital) Zone (excluding: Princess Margaret Hospital; Hillmorton Hospital; and Burwood Hospital).
33. Accepts the Panel's recommendations on Specific Purpose (School) Zone (excluding sites not within or adjacent to any zone listed in Recommendations 4(a) through (k) above).
34. Accepts the Panel's recommendations on Specific Purpose (Tertiary Education) Zone.
35. Accepts the Panel's recommendations on Specific Purpose (Cemetery) Zone (Barbadoes Street only).
36. Accepts the Panel's recommendations on Specific Purpose (Lyttelton Port) Zone.
37. Accepts the Panel's recommendations on Specific Purpose (Flat Land Recovery) Zone.
38. Accepts the Panel's recommendations on Specific Purpose (Ōtākaro Avon River Corridor) Zone.

Mayor/Deputy Mayor

**Carried**

Councillor Johanson requested his vote against Resolution 38 be recorded.

## 5.8 Recommendations 39 - 43

### Council Comment

1. Council Officers tabled a number of updated recommendations for consideration during their presentation at the beginning of the meeting (refer to Item 5, Attachment A, slide 27). One of these was Recommendation 41, which was updated to include “any other zone(s) decided upon” (refer underlined text below).
2. No other changes were made to this set of recommendations.

### Council Resolved CNCL/2024/00196

#### Zoning / Chapter Decisions

That the Council:

39. Accepts the Panel’s recommendations on Chapter 2 (Definitions), where related to decisions made on zones and related provisions.
40. Accepts the Panel’s recommendations on Chapter 3 (Strategic Directions).
41. Accepts the Panel’s recommendations on Chapter 7 (Transport), as they apply to Medium Density Residential Zone and High Density Residential Zone and any other zone decided upon, only.
42. Accepts the Panel’s recommendations on Chapter 8 (Subdivision, Development and Earthworks), where related to decisions made on zones and related provisions.
43. Accepts the Panel’s recommendations on planning maps, where related to decisions made on zones.

Mayor/Deputy Mayor

**Carried**

Councillor Johanson requested his vote against the Resolutions be recorded.

## 5.9 Recommendations 44 - 49

### Council Comment

**Secretarial Note:** Resolution 44 should be read in conjunction with Resolution 60 (Town Centre Zone Permitted Building Heights in Hornby) and Resolution 61 (Town Centre Zone Building Heights and Form in Linwood).

1. Council Officers tabled a number of updated recommendations for consideration during their presentation at the beginning of the meeting (refer to Item 5, Attachment A, slide 27). One of these was Recommendation 67(a)(ii) (Perimeter Block Controls) put forward by Councillor Templeton which was updated to remove reference to “Barrington, Bishopdale and Halswell...”. As such, Recommendation 46(b) was also updated to remove reference to these areas for consistency (refer strike through text below).
2. Councillor Johanson requested that Recommendation 49 be updated to include “Māori” as well as pacific communities regarding the scope of the requested impact assessment (refer underlined text below).
3. The meeting voted on this block of Recommendations (44 – 49) and these were declared carried. However, the Mayor raised a question regarding Recommendation 46(a) and its association with Alternative Recommendation 55 to which the Mayor would later be putting forward an amendment. Council Officers clarified that due to this association, Recommendation 46 should also be updated to reflect the subject of the forthcoming amendment to Alternative Recommendation 55 for consistency.
4. Additional wording to include “Fendalton Village Centre” was then incorporated in Recommendation 46 as a revised 46(b) (refer text below) to align with the forthcoming amendment to Alternative Recommendation 55.

**Secretarial Note:** During consideration of Alternative Recommendation 55, Council Officers requested that the reference to “Fendalton Village Centre” be changed to “Ilam/Clyde Local Centre” to more accurately reflect the area under discussion. As such, the reference in Recommendation 46(b) was subsequently amended to ensure administrative consistency.

5. The meeting then voted on Recommendation 46 separately, as amended, and this was declared carried.

### Council Resolved CNCL/2024/00197

#### Zoning / Chapter Decisions

That the Council:

44. Accepts the Panel’s recommendations on Town Centre Zone, except where the alternative recommendation for the Town Centre Zone in Hornby is accepted (see Recommendation 60);
45. Accepts the Panel’s recommendations on High Density Residential Zone and Central City Residential Precinct, including associated changes to Chapter 14 (and associated chapters or sub-chapters), except where the following alternative recommendations are accepted:
  - a. Around the Riccarton Town Centre Zone (see Recommendations 53 and 54);
  - b. Around the Hornby Town Centre Zone (see Recommendation 58);
  - c. Around the City Centre Zone (see Recommendation 65);

46. Accepts the Panel's recommendations on Medium Density Residential Zone (where identified as a Policy 3 response), including associated changes to Chapter 14 (and associated chapters or sub-chapters), except where the following alternative recommendations are accepted:
  - a. Around Peer Street and Avonhead Local Centre Zones (see Recommendation 55);
  - ~~b. Around Barrington, Bishopdale, and Halswell Local Centre Zones (see Recommendation 67).~~

#### **Financial Contributions & Other Recommendations**

47. Accepts the Panel's recommendations on financial contributions for tree canopy cover.
48. Agrees that the Council progress with investigating a plan change that proposes financial contributions be required where trees are not retained or planted (*via Cllr Coker*).
49. Agrees that the Council investigate undertaking a further social impact assessment on the areas facing intensification in the east of the city, noting that the scope of such assessment should include considering the impact on Māori and pacific communities and impact of gentrification on existing communities in the east. (*via Cllr Johanson*).

Mayor/Deputy Mayor

**Carried**

Councillor Johanson requested his vote against Resolutions 44 – 47 be recorded.

#### **Council Resolved CNCL/2024/00198**

That the Council:

46. Accepts the Panel's recommendations on Medium Density Residential Zone (where identified as a Policy 3 response), including associated changes to Chapter 14 (and associated chapters or sub-chapters), except where the following alternative recommendations are accepted:
  - a. Around Peer Street and Avonhead Local Centre Zones (see Recommendation 55);
  - b. And around Fendalton Village Centre Ilam/Clyde Local Centre.

Mayor/Deputy Mayor

**Carried**

Councillor Johanson requested his vote against the Resolutions be recorded.

Councillors Moore and Templeton requested their votes against Resolutions 46(a) and (b) be recorded.

#### **5.10 Alternative Recommendation 50**

#### **Council Resolved CNCL/2024/00199**

#### **Alternative Recommendation from Council Officers accepted without change**

That the Council:

50. Regarding the Panel's recommendation to apply the residential pathways, either:
  - a. Accepts Council Officers' alternative recommendation to:
    - i. Accept the Panel's recommendations for Pathways A and B to be independent.



- ii. Accept the application of currently operative provisions for residential zones where it overlaps with Medium Density Residential Zones and High Density Residential Zone (only as it aligns with this decision, i.e. Policy 3 areas)
- iii. Reject the Panel's recommendations to alter provisions (e.g. 14.2.e) that remove independence of Pathways A and B or make this independence unclear, and propose an alternative recommendation that provides for the independence of Pathways A and B in accordance with **Attachment 1** to this report.
- iv. Reject integrating the Chapter 14B pathway throughout the relevant chapters and propose an alternative way in accordance with **Attachment 1** to this report.

Mayor/Deputy Mayor

**Carried**

Councillor Gough returned to the meeting at 12.32 pm via audio/visual link during consideration of Items 51 – 70.

Councillor Harrison-Hunt left the meeting at 12.40 pm and returned at 12.42 pm during consideration of Items 51 – 70.

### **5.11 Alternative Recommendation 51**

#### **Council Comment**

1. The meeting considered Recommendation 51 which was then put by the Chair. However, the meeting requested clarification regarding the process for debate and voting on all Alternative Recommendations.
2. The Chair then clarified that the meeting would proceed with any questions for Council Officers on each Alternative Recommendation, followed by a single debate on all Alternative Recommendations, with each Alternative Recommendation to then be voted on individually.
3. Accordingly, the vote on Alternative Recommendation 51 was again held at the conclusion of questions and debate on all Alternative Recommendations, and was declared carried.

#### **Council Resolved CNCL/2024/00200**

#### **Alternative Recommendation accepted without change**

#### **Riccarton Bush Interface Area Qualifying Matter**

That the Council:

51. Regarding the Panel's recommendations on the Riccarton Bush Interface Area qualifying matter:
  - a. Accepts the alternative recommendations to (refer to **Attachment 2** to this report):
    - i. Reject the Panel's Part 5 (section 20, including Addendum 2) Recommendation to remove the Riccarton Bush Interface Area qualifying matter; and
    - ii. Recommend applying the Riccarton Bush Interface Area qualifying matter and associated zoning response, as per the Council Reply.

Councillor Harrison-Hunt/Councillor MacDonald

**Carried**

Councillor Peters declared an interest in this Item, sat back from the table, and did not participate in the discussion or vote.

Councillors Moore and Templeton requested that their votes against the Resolutions be recorded.

## 5.12 Alternative Recommendation 52

### Council Resolved CNCL/2024/00201

#### Alternative Recommendation accepted without change

#### Papanui War Memorial Avenues Consideration

That the Council:

52. Regarding the consideration of Papanui War Memorial Avenues in High Density Residential Zone:
  - a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
    - i. Accept in-part the Panel's Parts 4 (section 3) and 8 (Appendix H) Recommendations, specifically in relation to controls associated with Papanui War Memorial Avenues.
    - ii. Recommend that a new schedule identifying Papanui War Memorial Avenues is included in the District Plan, with matters of discretion associated with building height and setback non-compliance (14.15.3) and building coverage non-compliance (14.15.2) modified to require specific consideration of the adverse effects development on road-fronting sites may have on the Papanui War Memorial Avenues.

Councillor Henstock/Councillor Keown

**Carried**

## 5.13 Alternative Recommendation 53

### Council Comment

1. Council Officers tabled a number of updated recommendations for consideration during their presentation at the beginning of the meeting (refer to Item 5, Attachment A, slide 27). One of these was Recommendation 53(a)(ii), which was updated to remove reference to "property that has access to Matai Street West." (refer strike through text below).
2. No other changes were made to this set of recommendations at the time of the initial vote.  
**Secretarial Note:** Due to an amendment to Alternative Recommendation 54 (25 Deans Avenue Building Height Precinct), resulting in a change to the zoning designation, the meeting had to reconsider this Alternative Recommendation (53) to ensure consistency across resolutions. Please refer to Alternative Recommendation 53.1 below for the resulting change and subsequent resolution.

### Council Resolved CNCL/2024/00202

#### High Density Residential Zone Catchment around Riccarton

That the Council:

53. Regarding the Panel's recommendations on High Density Residential zoning surrounding Riccarton:
  - a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
    - i. Accept in-part the Panel's Part 3 (section 5) Recommendations relating to the High Density Residential Zone catchment surrounding the Riccarton Town

Centre Zone, with further modification to include 25 Deans Avenue (Pt RS 9 Canterbury District) within the High Density Residential Zone.

- ii. Recommend zoning the area within the Riccarton Bush Interface Area only to Medium Density Residential Zone, subject to acceptance of the alternative recommendation, ~~including any property that has access to Matai Street West.~~

Councillor Harrison-Hunt/Councillor Peters

**Carried**

Councillors Moore and Templeton requested that their votes against Resolution 53(a)(ii) be recorded.

**Secretarial Note:** Due to further questions raised by the Elected Members and discussion during debate about accommodating possible changes to Alternative Recommendations 54 (25 Deans Avenue Building Height Precinct) and 55 (Local Centre Zone Residential Catchments), consideration of these Alternative Recommendations was deferred. This was to allow time for Council Officers to come back with further information. Please refer below for the resolution of these Items and voting record.

#### **5.16 Alternative Recommendation 56**

##### **Council Resolved CNCL/2024/00203**

##### **Alternative Recommendation accepted without change**

##### **City Spine Qualifying Matter**

That the Council

56. Regarding the Panel's recommendation on the City Spine qualifying matter:
  - a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
    - i. Reject in-part the Panel's Part 5 Recommendations to remove the City Spine (section 17) qualifying matter, to the extent that any operative front yard setbacks (only) are retained along the identified corridor, only where Medium or High Density Residential zoned areas are decided on; and
    - ii. Accept the Panel's rejection of any other provision the qualifying matter had proposed.

Councillor Harrison-Hunt/Councillor Peters

**Carried**

#### **5.17 Alternative Recommendation 57**

##### **Council Resolved CNCL/2024/00204**

##### **Alternative Recommendation accepted without change**

##### **Sunlight Access Qualifying Matter**

That the Council:

57. Regarding the Panel's recommendation to remove the Sunlight Access qualifying matter:
  - a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):

- i. Reject the Panel's Part 4 (section 4, including Addendum) Recommendations to remove the Sunlight Access qualifying matter and the application of the MDRS height in relation to boundary density standard over Medium and High Density Residential zones areas decided upon.
- ii. Recommend adopting the Sunlight Access qualifying matter approach within Medium and High Density Residential zones, as per the Council Reply, but only limited to those Medium and High Density Residential zones decided upon.

Councillor MacDonald/Councillor Peters

**Carried**

Councillor Moore requested that his vote against the Resolutions be recorded.

### **5.18 Alternative Recommendation 58**

#### **Council Resolved CNCL/2024/00205**

##### **Alternative Recommendation accepted without change**

##### **High Density Residential Zone Catchment around Hornby Town Centre Zone**

That the Council:

58. Regarding the Panel's recommendations for High Density Residential zoning surrounding Hornby's Town Centre Zone:
  - a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
    - i. Reject in-part the Panel's Part 3 (section 5) Recommendations regarding the High Density Residential Zone catchment surrounding Hornby's Town Centre Zone, reducing the catchment between Neill and Oakhampton streets, and aligning the zone boundary with the operative Residential Medium Density Zone boundary between Blankney and Trevor streets (along Trevor Reserve).

Councillor Peters/Councillor MacDonald

**Carried**

Deputy Mayor Cotter and Councillor Coker requested that their votes against the Resolutions be recorded.

### **5.19 Alternative Recommendation 59**

#### **Council Resolved CNCL/2024/00206**

##### **Alternative Recommendation accepted without change**

##### **High Density Residential Zone Permitted Building Height in Hornby**

That the Council:

59. Regarding permitted building heights for the High Density Residential Zone in Hornby:
  - a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
    - i. Reject in-part the Panel's Part 4 (section 3) Recommendations regarding the permitted 14 metre building height within HRZ, as applied around the Hornby Town Centre Zone.

- ii. Recommend that a new 'Reduced building height precinct' is introduced for High Density Residential zones around the Hornby Town Centre Zone, limiting 14.6.2.1 Building Height to 12 metres within the precinct.

Councillor Peters/Councillor MacDonald

**Carried**

Councillor Coker requested that her vote against the Resolutions be recorded.

## **5.20 Alternative Recommendation 60**

### **Council Resolved CNCL/2024/00207**

#### **Alternative Recommendation accepted without change**

#### **Town Centre Zone Permitted Building Heights in Hornby**

That the Council:

- 60. Regarding permitted building heights for the Town Centre Zone in Hornby:
  - a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
    - i. Reject in-part the Panel's Part 3 (section 5) Recommendations regarding permitted building height of 32 meters within the Town Centre Zone of Hornby.
    - ii. Recommend that the permitted building height for the Town Centre Zone of Hornby be limited to 22 metres.

Councillor Peters/Councillor MacDonald

**Carried**

Deputy Mayor Cotter and Councillor Coker requested that their votes against the Resolutions be recorded.

## **5.21 Alternative Recommendation 61**

### **Council Resolved CNCL/2024/00208**

#### **Alternative Recommendation accepted without change**

#### **Town Centre Zone Building Heights and Form for Linwood**

That the Council:

- 61. Regarding permitted building heights for the Town Centre Zone in Linwood:
  - a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
    - i. Reject in-part the Panel's Part 3 (section 5) Recommendations regarding permitted building height of 22 meters within the Town Centre Zone of Linwood and associated recession plane at residential boundary.
    - ii. Recommend that permitted height for the Town Centre Zone of Linwood be limited to 20 metres and recession plane used in 15.4.2.5 is modified to be taken from 3 metres above ground level, as per the standards of Sunlight Access qualifying matter included in the Council Reply.

Councillor Johanson/Councillor Peters

**Carried**

Deputy Mayor Cotter and Councillors Coker and Templeton requested that their votes against the Resolutions be recorded.

**5.22 Alternative Recommendation 62**

**Council Resolved CNCL/2024/00209**

**Alternative Recommendation accepted without change**

**High Density Residential Walking Catchment around Linwood Town Centre Zone**

That the Council:

62. Regarding the Panel's recommendations for High Density Residential zoning surrounding Linwood's Town Centre Zone:
  - a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
    - i. Reject in-part the Panel's Part 3 (section 5) Recommendations regarding the High Density Residential Zone catchment surrounding Linwood's Town Centre Zone, recommending the catchment is reduced to a 400 metre walking catchment, as per the Council notified position.

Councillor Johanson/Deputy Mayor

**Carried**

Councillors Coker and Moore requested that their votes against the Resolutions be recorded.

**5.23 Alternative Recommendation 63**

**Council Resolved CNCL/2024/00210**

**Alternative Recommendation accepted without change**

**High Density Residential Zone Permitted Building Heights in Linwood**

That the Council

63. Regarding permitted building heights for the High Density Residential Zone in Linwood:
  - a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
    - i. Reject in-part the Panel's Part 4 (section 3) Recommendations regarding the permitted 14 metre building height within High Density Residential Zone, as applied around the Linwood Town Centre Zone.
    - ii. Recommend that a new 'Reduced building height precinct' is introduced for High Density Residential zones around the Linwood Town Centre Zone, limiting 14.6.2.1 Building Height to 12 metres within the precinct.

Councillor Johanson/Councillor McLellan

**Carried**

Councillors Coker, Moore and Templeton requested that their votes against the Resolutions be recorded.

**5.24 Alternative Recommendation 64**

**Council Resolved CNCL/2024/00211**

**Alternative Recommendation accepted without change**

## Airport Noise Influence Area Controls

That the Council:

64. Regarding controls associated with the Airport Noise Influence Area qualifying matter:
- a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
    - i. Reject in-part the Panel's Part 4 (section 6) Recommendations regarding the Airport Noise Influence Area qualifying matter over Medium and High Density Residential zoned areas decided upon.
    - ii. Recommend further modifying the residential controls relating to development within both the 50 dB Ldn Air Noise Contour and the 2023 Remodelled 50 dB Ldn Outer Envelope Contour (over Medium and High Density Residential zoned areas decided upon) by:
      - Setting the Restricted Discretionary Activity rule regarding development within these contours to from three units (rather than from four units) in Chapter 14A for both Medium and High Density Residential zones; and
      - Removing the limited notification clause (b.) requiring notification to the Christchurch International Airport Limited absent written approval.

Councillor MacDonald/Councillor Peters

**Carried**

Councillors Johanson and McLellan requested that their abstentions from the vote be recorded.

**Secretarial Note:** Due to further questions raised by the Elected Members regarding Alternative Recommendation 65 (City Centre Walking Catchment and Sydenham Mixed Use Zoning) and discussion about ways in which Recommendation 65(a)(ii) could be split to accommodate voting preferences, the meeting agreed to defer consideration of this Item. This was to allow time for Council Officers to come back with further information and a modified option at the request of Councillor Templeton as the Mover. Please refer below for the resolution of this Item and voting record.

### 5.26 Alternative Recommendation 66

#### Council Resolved CNCL/2024/00212

#### Alternative Recommendation accepted without change

#### High Density Residential Zoning for 231 Milton Street and 12 Johnson Street

That the Council:

66. Regarding High Density Residential zoning for 231 Milton Street and 12 Johnson Street:
- a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
    - i. Reject in-part the Panel's Part 3 (section 5) recommendation regarding HRZ zone boundary over 231 Milton Street and 12 Johnson Street and alternatively zone this in accordance with the current parcel configuration, as per the Council Reply position.

Councillor Templeton/Councillor Moore

**Carried**

Councillors Henstock and McLellan declared an interest in this Item and did not participate in the discussion or vote.

### 5.27 Alternative Recommendation 67

#### Council Comment

1. Council Officers tabled a number of updated recommendations for consideration during their presentation at the beginning of the meeting (refer to Item 5, Attachment A, slide 27). One of these was Recommendation 67(a)(ii), which was updated to remove reference to "...Barrington, Bishopdale, and Halswell catchments..." (refer strike through text below).
2. No other changes were made to this Alternative Recommendation.

#### Council Resolved CNCL/2024/00213

##### Perimeter Block Controls

That the Council:

67. Regarding perimeter block controls associated with the Local Centre Intensification Precinct:
  - a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
    - i. Reject the Panel's Part 4 (section 3) recommendation regarding the removal of the Local Centre Intensification Precinct.
    - ii. Recommend applying the Local Centre Intensification Precinct around the Local Centre's identified in the Council Reply, aligning the spatial extent with the 200 metre walking catchment recommended by the Panel, ~~except for Barrington and Bishopdale, and Halswell catchments, which should adopt the 400 metre catchment as per Council Reply.~~
    - iii. Recommend that the Council Reply provisions for the precinct apply with the following modifications:
      - Permitted building height (14.5.2.3.a.i.b) is reduced to 12 metres; and
      - Permitted height in relation to boundary intrusion sub-standards (14.5.2.6.b.iv.A) are modified to residential units of a maximum of 12 metres in height.

Councillor Templeton/Councillor McLellan

**Carried**

Councillor Keown requested that his vote against the Resolutions be recorded.  
Councillor Johanson requested that his abstention from the vote be recorded.

### 5.28 Alternative Recommendation 68

#### Council Resolved CNCL/2024/00214

##### Alternative Recommendation accepted without change

##### Daresbury House Heritage Listing

That the Council:



68. Regarding the heritage listing for Daresbury House [9 Daresbury Lane] and associated heritage setting:
- a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
    - i. Reject in-part the Panel's Part 5 (section 10), specifically in relation to the recommendation to retain the Daresbury heritage listing (Item 185) and associated heritage setting (Item 602).
    - ii. Recommend that the Daresbury heritage listing (Item 185) and associated heritage setting (Item 602) are removed.

Councillor MacDonald/Councillor Peters

**Carried**

Councillors Coker and Johanson requested that their votes against the Resolutions be recorded. Deputy Mayor Cotter and Councillor McLellan requested that their abstentions from the vote be recorded.

### **5.29 Alternative Recommendation 69**

#### **Council Resolved CNCL/2024/00215**

##### **Alternative Recommendation accepted without change**

##### **Antonio Hall Heritage Listing**

That the Council:

69. Regarding the heritage listing for Antonio Hall [265 Riccarton Road] and associated heritage setting:
- a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
    - i. Reject in-part the Panel's Part 5 (section 10) Recommendations, specifically in relation to the recommendation to retain the heritage listing for Antonio Hall (Item 463) and associated (reduced) heritage setting (Item 203).
    - ii. Recommend that the heritage listing for Antonio Hall (Item 463) and associated heritage setting (Item 203) is removed.

Councillor Harrison-Hunt/Councillor Scandrett

**Carried**

### **5.30 Alternative Recommendation 70**

#### **Council Resolved CNCL/2024/00216**

##### **Alternative Recommendation accepted without change**

##### **Piko Residential Character Area**

That the Council:

70. Regarding the Panel's recommendation to retain the Piko Residential Character Area:
- a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
    - i. Reject in-part Panel's Part 5 (section 19) Recommendations, specifically in relation to the recommendation to retain the existing Piko Residential Character Area.

- ii. Recommend that the Piko Residential Character Area is removed.

Councillor Harrison-Hunt/Councillor Coker

**Carried**

Councillor Johanson requested that his vote against the Resolutions be recorded.

The meeting adjourned at 12.58 pm and reconvened at 3.00 pm. Councillors Donovan and Gough were not present at this time.

Councillor Donovan returned to the meeting via audio/visual link at 3.08 pm during consideration of Item 5.14 (Alternative Recommendation 54).

Councillor Donovan left the meeting via audio/visual link at 3.19 pm and returned at 3.25 pm during consideration of Item 5.14 (Alternative Recommendation 54).

### **5.14 Alternative Recommendation 54**

#### **Council Comment**

1. As discussed by the Elected Members earlier in the meeting, and with the agreement of Councillor Keown as the Mover and Councillor Barber as the Seconder, Alternative Recommendation 54(a)(ii) was updated to reflect a zoning change from High Density Residential (refer strike through text below) to Mixed Use (refer underlined text below).
2. Councillor Officers spoke to this change and provided an updated Attachment (refer Attachment A to this Item).
3. At the conclusion of questions, the meeting debated all remaining Alternative Recommendations (54, 55, and 65). Alternative Recommendation 54 as amended was then put to the vote and declared carried.

#### **Council Decision**

#### **Original Alternative Recommendation 54**

#### **25 Deans Avenue Building Height Precinct**

That the Council:

54. Regarding the Panel's recommendation for Medium Density Residential Zone on 25 Deans Avenue:
  - a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
    - i. Reject in-part the Panel's Part 3 (section 5) recommendations on the High Density Catchment and associated building height; and
    - ii. Recommend that 25 Deans Avenue (Pt RS 9 Canterbury District) be zoned High Density Residential Zone and have a site-specific 'Deans Avenue building height precinct' applied, which permits a building height of 36 metres.

Councillor Keown/Councillor Peters

**Moved/Seconded**

#### **Council Resolved CNCL/2024/00217**

#### **Amended Alternative Recommendation 54**

#### **25 Deans Avenue Building Height Precinct**

That the Council:

54. Regarding the Panel's recommendation for Medium Density Residential Zone on 25 Deans Avenue, either:
  - a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
    - i. Reject in-part the Panel's Part 3 (section 5) recommendations on the High Density Catchment and associated building height; and
    - ii. Recommend that 25 Deans Avenue (Pt RS 9 Canterbury District) be zoned ~~High Density Residential~~ Mixed Use Zone and have a site-specific 'Deans Avenue building height precinct' applied, which permits a building height of 36 metres.

Councillor Keown/Councillor Barber

**Carried**

Councillor Johanson requested that his vote against the Resolutions be recorded.

### **Attachments**

- A Updates to Councillor Alternative Recommendations on PC14 [⇒](#) 

### **5.32 53.1 - High Density Residential Zone Catchment around Riccarton**

#### **Council Comment**

1. Due to the amendment to Alternative Recommendation 54 (as noted above), which resulted in a change to the zoning designation from High Density Residential to Mixed Use, Alternative Recommendation 53 needed to be reconsidered to ensure consistency across resolutions.
2. Accordingly, the meeting first revoked its previous resolution regarding Alternative Recommendation 53 and tabled an amended Alternative Recommendation 53.1 (refer underlined text in 53(a)(i) below) aligning the zoning designations across resolutions.
3. The amended Alternative Recommendation 53.1 was then put to the vote and declared carried.

#### **Council Resolved CNCL/2024/00218**

That the Council:

1. Revokes the previous Resolution 53 - High Density Residential Zone Catchment around Riccarton, due to further information concerning the Resolution.

#### **High Density Residential Zone Catchment around Riccarton**

That the Council:

- 53.1. Regarding the Panel's recommendations on High Density Residential zoning surrounding Riccarton:
  - a. Accepts the alternative recommendation to (refer to Attachment 2 to this report):
    - i. Accept in-part the Panel's Part 3 (section 5) Recommendations relating to the High Density Residential Zone catchment surrounding the Riccarton Town Centre Zone, with further modification to include 25 Deans Avenue (Pt RS 9 Canterbury District) within the ~~High Density Residential~~ Mixed Use Zone.

- ii. Recommend zoning the area within the Riccarton Bush Interface Area only to Medium Density Residential Zone, subject to acceptance of the alternative recommendation, ~~including any property that has access to Matai Street West.~~

Councillor Harrison-Hunt/Councillor Peters

**Carried**

Councillors Moore and Templeton requested their votes against Resolution 53(a)(ii) be recorded.

## 5.15 Alternative Recommendation 55

### Council Comment

1. The Mayor put forward an amendment to include “Ilam/Clyde Local Centre” (refer 55(a)(i) bullet 3), which was incorporated into Alternative Recommendation 55 with the agreement of the Mover and Seconder.
2. Councillor Officers spoke to this change and the updated Attachment tabled (refer to Attachment A to Item 5.14).
3. At the conclusion of questions, the meeting debated all remaining Alternative Recommendations (54, 55, and 65). The meeting requested that each Local Centre – Avonhead, Peer Street, and Ilam/Clyde be split into individual bullet points to allow for separate voting on each.
4. The meeting voted on Bullet One (Avonhead Local Centre), which was declared lost by division. The meeting voted on Bullet Two (Peer Street Local Centre), which was declared carried. The meeting voted on Bullet Three (Ilam/Clyde Local Centre), which was declared lost by division. Refer below for the voting record on each.

### Council Decision

#### Original Alternative Recommendation 55

##### Local Centre Zone Residential Catchments

That the Council:

55. Regarding the Panel’s Policy 3 recommendation to apply Medium Density Residential zone around Peer Street and Avonhead local centres, either:
  - a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
    - i. Reject in-part the Panel’s Part 3 (section 6) Recommendations regarding the 200 metre walking catchment around other Local Centres to apply Medium Density Residential zone, for the following centres only: Avonhead Local Centre; and Peer Street Local Centre.

Councillor MacDonald/Councillor Peters

**Moved/Seconded**

### Council Decision

#### Amended Alternative Recommendation 55

##### Local Centre Zone Residential Catchments

That the Council:

55. Regarding the Panel's Policy 3 recommendation to apply Medium Density Residential zone around Peer Street and Avonhead local centres:
- a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
    - i. Reject in-part the Panel's Part 3 (section 6) Recommendations regarding the 200 metre walking catchment around other Local Centres to apply Medium Density Residential zone, for the following centres only:
      - Avonhead Local Centre;
      - Peer Street Local Centre; and
      - Ilam/Clyde Local Centre.

Councillor MacDonald/Councillor Peters

**Moved/Seconded**

## Council Decision

### Local Centre Zone Residential Catchments

That the Council:

55. Regarding the Panel's Policy 3 recommendation to apply Medium Density Residential zone around Peer Street and Avonhead local centres:
- a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
    - i. Reject in-part the Panel's Part 3 (section 6) Recommendations regarding the 200 metre walking catchment around other Local Centres to apply Medium Density Residential zone, for the following centres only:
      - Avonhead Local Centre

*The division was declared **lost** by 7 votes to 8 votes the voting being as follows:*

**For:** Mayor Mauger, Councillor Barber, Councillor Henstock, Councillor Keown, Councillor MacDonald, Councillor Peters and Councillor Scandrett

**Against:** Deputy Mayor Cotter, Councillor Coker, Councillor Fields, Councillor Harrison-Hunt, Councillor Johanson, Councillor McLellan, Councillor Moore and Councillor Templeton

Councillor MacDonald/Councillor Peters

**Lost**

## Council Resolved CNCL/2024/00219

### Local Centre Zone Residential Catchments

That the Council:

55. Regarding the Panel's Policy 3 recommendation to apply Medium Density Residential zone around Peer Street and Avonhead local centres:
- a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
    - i. Reject in-part the Panel's Part 3 (section 6) Recommendations regarding the 200 metre walking catchment around other Local Centres to apply Medium Density Residential zone, for the following centres only:

- Peer Street Local Centre

Councillor MacDonald/Councillor Peters

**Carried**

Deputy Mayor Cotter and Councillors Coker, Fields, Johanson, McLellan and Moore requested that their votes against the Resolution be recorded.

## Council Decision

### Local Centre Zone Residential Catchments

That the Council:

55. Regarding the Panel's Policy 3 recommendation to apply Medium Density Residential zone around Peer Street and Avonhead local centres:
- Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
    - Reject in-part the Panel's Part 3 (section 6) Recommendations regarding the 200 metre walking catchment around other Local Centres to apply Medium Density Residential zone, for the following centres only:
      - Ilam/Clyde Local Centre.

The division was declared **lost** by 7 votes to 8 votes the voting being as follows:

**For:** Mayor Mauger, Councillor Barber, Councillor Henstock, Councillor Keown, Councillor MacDonald, Councillor Peters and Councillor Scandrett

**Against:** Deputy Mayor Cotter, Councillor Coker, Councillor Fields, Councillor Harrison-Hunt, Councillor Johanson, Councillor McLellan, Councillor Moore and Councillor Templeton

Councillor MacDonald/Councillor Peters

**Lost**

## 5.25 Alternative Recommendation 65

### Council Comment

- As requested earlier in the meeting, Council Officers presented further information regarding how the recommendations in Alternative Recommendation 65(a)(ii) could be split to accommodate voting preferences in the event this was needed. Officers also presented a further technical map to accommodate a modified option should the meeting choose to progress that option (refer Attachment A to Item 5.14).
- At the conclusion of questions, the meeting debated all remaining Alternative Recommendations (54, 55, and 65). Alternative Recommendation 65(a)(i), setting out the updated walking catchment, was put first, voted on separately by division, and declared a tie.
- As the remaining recommendations set out in Alternative Recommendation 65 could not progress without Recommendation 65(a)(i) being carried, the Foreshadowed Motion to accept the Independent Hearings Panel recommendations as Moved by the Mayor and Seconded by the Deputy Mayor was put to the vote and declared carried.

## Council Decision

### Original Alternative Recommendation 65

#### City Centre Walking Catchment and Sydenham Mixed Use Zoning

That the Council:

65. Regarding the application of the NPS-UD Policy 3 (c)(ii) walking catchment from the edge of the City Centre Zone, either:
- a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
    - i. Reject in-part the Panel's Part 3 (section 4) Recommendation regarding the Policy 3 (c) walking catchment around the City Centre Zone (CCZ), instead adopt a walking catchment of up to 1.2km from the edge of CCZ and:
    - ii. Apply the High Density Residential Zone as per **Attachment 2** to this report, including consequential changes for the Central City Residential Precinct; and
    - iii. Apply the Mixed Use Zone and the Comprehensive Residential Precinct as per the Council Reply position, but only for Addington and Sydenham (not Phillipstown), as per the catchment illustrated in **Attachment 2** to this report; and
    - iv. Modify Mixed Use Zone rules for Addington and Sydenham by:
      - Introducing a new schedule of permitted activities that include all operative permitted activities under 16.4.1.1 (Industrial General Zone permitted activities) and exempt these from any height control under proposed rule 15.10.2.1; and
      - Modifying proposed rule 15.10.1.1 P12 to remove activity standards and any reference to Phillipstown;
      - Support Chapter 2 Definitions additions and changes associated with the Mixed Use Zone as proposed in the Council Reply and any other consequential or related provisions, guides, or appendices.

Councillor Templeton/Councillor Moore

**Moved/Seconded**

### Council Decision

#### City Centre Walking Catchment and Sydenham Mixed Use Zoning

That the Council:

65. Regarding the application of the NPS-UD Policy 3 (c)(ii) walking catchment from the edge of the City Centre Zone:
- a. Accepts the alternative recommendation to (refer to **Attachment 2** to this report):
    - i. Reject in-part the Panel's Part 3 (section 4) Recommendation regarding the Policy 3 (c) walking catchment around the City Centre Zone (CCZ), instead adopt a walking catchment of up to 1.2km from the edge of CCZ and:

*The division was declared **a tie** the voting being as follows:*

**For:** Councillor Coker, Councillor Fields, Councillor Harrison-Hunt, Councillor McLellan, Councillor Moore, Councillor Peters and Councillor Templeton

**Against:** Mayor Mauger, Deputy Mayor Cotter, Councillor Barber, Councillor Henstock, Councillor Keown, Councillor MacDonald and Councillor Scandrett

**Abstained:** Councillor Johanson

Councillor Templeton/Councillor Moore

**Tie**

### **Council Resolved CNCL/2024/00220**

#### **Foreshadowed motion**

That the Council:

65. Regarding the application of the NPS-UD Policy 3 (c)(ii) walking catchment from the edge of the City Centre Zone:
  - b. Accepts the Panel's recommendation to apply a walking catchment of between approximately zero metres to 800 metres from the edge of the City Centre Zone.

Mayor/Deputy Mayor

**Carried**

Councillors Coker, Harrison-Hunt, Johanson, McLellan, Moore and Templeton requested that their votes against the Resolution be recorded.

#### **5.31 Recommendations 71 - 73**

### **Council Resolved CNCL/2024/00221**

#### **Recommendations accepted without change**

#### **Clerical Delegations and Approvals:**

71. Delegates authority to the Head of Planning and Consents to make changes of minor effect or to correct minor errors in the accepted Panel's recommendations before publicly notifying its decision on these recommendations.
72. Resolves to publicly notify its decisions in resolutions 5 to 70 above NO LATER THAN **14 February 2025** and to serve that public notice on every person who made a submission on Plan Change 14.
73. Requests staff to report to the Council on the remainder of the Panel's recommendations in time to publicly notify decisions by 12 December 2025.

Mayor/Deputy Mayor

**Carried**

### **Resumption of Standing Orders**

#### **Council Resolved CNCL/2024/00222**

That the Standing Orders set aside above, be resumed.

Mayor/Deputy Mayor


**Carried**

#### **5.33 Plan Change 14 - Carried Resolutions**



**Secretarial Note:** A clean version of all carried resolutions from the 2 December 2024 meeting are attached for ease of reference.

**Attachments**

A Plan Change 14 Carried Resolutions - 2 December 2024 [⇒](#) 

**Karakia Whakamutunga**

**Meeting concluded at 3.45pm.**

**CONFIRMED THIS 11<sup>th</sup> DAY OF DECEMBER 2024.**

**MAYOR PHIL MAUGER**  
**CHAIRPERSON**