

Our Reference: J17111

6 March 2025

Scott Blair
Senior Planner
Christchurch District Council

Email: scott.blair@ccc.govt.nz

Dear Scott

Subject: RMA/2024/3209 – 484 Madras Street – Terminology and numbering updates due to PC14

As you will be aware, Council has recently adopted a number of recommendations made by the Independent Hearings Panel as part of the Plan Change 14 process. This adoption occurred on 12 December 2024, and therefore occurred after the resource consent application and supporting technical reports were prepared. This letter briefly sets out the changes resulting from PC14 of relevance to the application as follows:

- 1) The PC14 decisions did not result in any change to Residential Medium Density Zone provisions for either the portion of the site with a RMD zoning or for the adjacent RMD zoned areas;
- 2) The Commercial Local Zone (**CLZ**) name was changed to 'Neighbourhood Centre Zone' (**NCZ**). All references to the CLZ in the application should therefore now be taken to be a reference to the NCZ. It is noted that PC14 did not result in any changes to NCZ zone boundaries or changes to the commercial centre hierarchy beyond zone labelling;
- 3) The rule numbering for the CNZ changed from 15.5 to 15.6;
- 4) The height limit for the portion of the site within the NCZ increased from 8m to 14m (rule 15.6.2.1). As the proposal complied with the original 8m height limit this change has not resulted in any change to the compliance schedule;
- 5) The recession plane rule which applied at a residential zone boundary (15.6.2.4) was amended to have a starting point of 4m rather than 2.3m. The angles were also amended. These changes to the rule framework mean that the proposal now complies with recession planes to the adjacent RMD zoned properties to the south and east.

A copy of both the Commercial zone policy framework and the CNZ provisions reflecting PC14 decisions is appended as **Attachment 1**.

Please feel free to contact me on 022 170 0204 if you would like to discuss any of the above in more detail.

Kind Regards

PLANZ CONSULTANTS LTD



Jonathan Cleave

Director

Phone: 022 170 0204

Email: jonathan@planzconsultants.co.nz

Attachment 1 – Commercial Zone provisions with PC14 amendments