

**CHRISTCHURCH CITY COUNCIL**

**RMA/2019/2020**

**PROPOSED NEW MIXED USE DEVELOPMENT AT COLLETT'S CORNER**

**MINUTE 4 OF COMMISSIONER**

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## **Introduction**

1. The hearing for this proposal was held yesterday, with appearances made by the applicant, submitters in support, submitters in opposition and the Council.
2. Before I adjourned proceedings, I verbally requested some further assistance from the Council and the applicant.
3. The purpose of this minute is to briefly record the nature of that request for the formal hearing record and for all parties' information.

## **Advice on draft conditions**

4. At the outset of the hearing, I made clear to all parties that one of the lines of inquiry I would be following with various presenters was in relation to conditions of consent. I also noted that my doing so should not be an indication that I have made a decision about the proposal. Rather, the hearing afforded my only opportunity to ensure the conditions are fit-for-purpose should my decision ultimately be to grant consent.
5. The key issues for the conditions identified over the course of the day included:
  - a. general discussion about the extent to which conditions could be made more certain and provide for objective measures and/or processes to achieve desired effects-management outcomes;
  - b. the need to update 'Condition 1' to refer to the final development plans;
  - c. the purpose, detail and process for certifying a lighting plan;
  - d. the wording of draft conditions relating to vehicle parking facilities and associated internal signage;
  - e. the drafting of the proposed conditions relating to acoustic insulation and certification;
  - f. detail about the manner in which security gates would be operated;
  - g. the potential need for conditions relating to the brick barrel drain running beneath the site; and
  - h. the potential need for a detailed design certification process.

6. I asked the representatives for the Council and the applicant to confer with a view of agreeing a final set of conditions to be attached to the applicant's final written reply. If there are any conditions not agreed upon, I expect the parties will make clear (in writing) the reasons for not reaching agreement and for preferring their respective drafting solution.
7. That information is to be provided by **5pm on Wednesday 11 March 2020**.
8. After receiving that information, I will then consider whether I have all necessary information before me to make a decision on the proposal.
9. Provided that is the case, I will then advise all parties of the formal closing of the hearing and issue my decision within 15 working days.

### **Next Steps**

10. As detailed above, the applicant and the Council are to confer on draft conditions and submit a final set with the applicant's written reply no later than 5pm on 11 March 2020.
11. Any correspondence relevant to the above should be directed to Ms Manson, who can be reached at [karen.manson@ccc.govt.nz](mailto:karen.manson@ccc.govt.nz).

**DATED** this 6<sup>th</sup> day of March 2020



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DJ McMahon  
Independent RMA Hearings Commissioner