

Memo

Date: 11/02/2026
From: Ike Kleynbos, Principal Advisor Planning
To: Sarah Oliver, Team Leader – City Planning
Cc: Brent Pizzey, Senior Legal Counsel
Reference: 26/215359

Clause 20A of Schedule 1 of the RMA Amendment - 312 Greers Road, Bryndwr

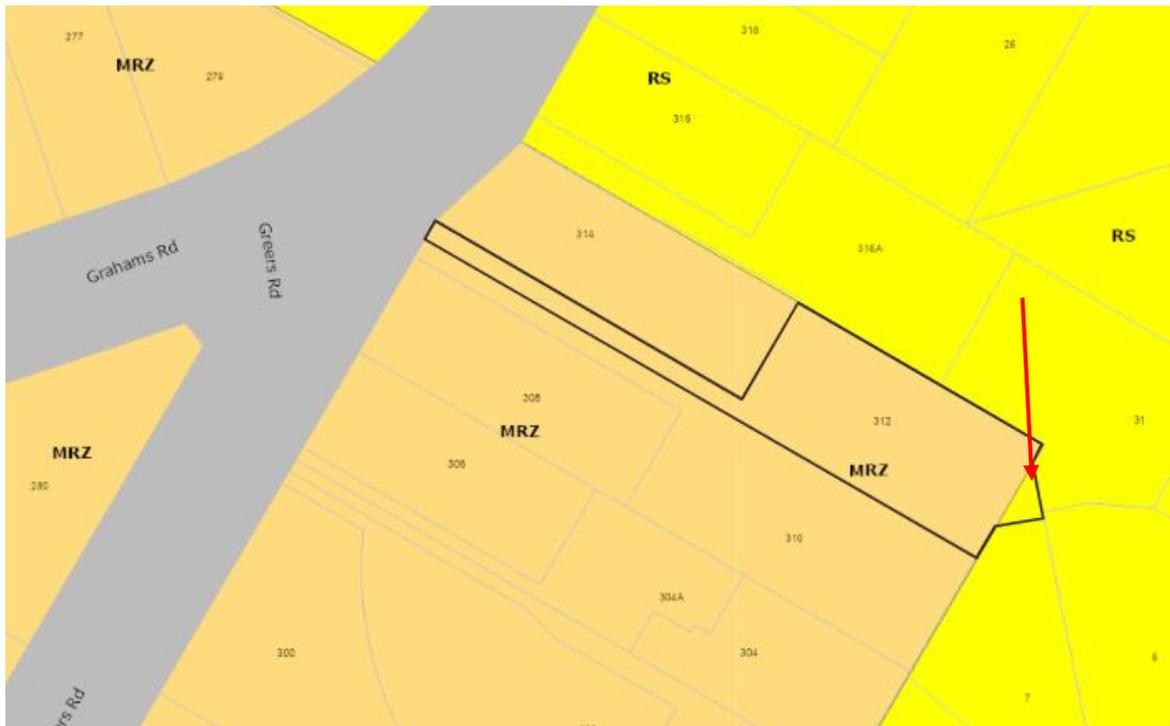
Re: 312 Greers Road, Bryndwr (Lot 2 Deposited Plan 494957) – PC14 Error

1. Background Te Horopaki

- 1.1 On 20 January 2026, a family member of the owner of 312 Greers Road contacted Council's City Planning unit regarding a potential error made through the decision making of Plan Change 14 (PC14). It was argued the prospective error was that the property unintentionally had different zoning applied to each of the legal parcels which together made up the site: the primary parcel (Lot 2 DP 16717) had Medium Density Residential Zone applied; the secondary parcel (Lot 2 494957) retained its operative District Plan zoning of Residential Suburban Zone.
- 1.2 It was considered that this was an error as the Independent Hearings Panel (IHP) had intended to apply Medium Density Residential zoning to the full extent of relevant residential properties, rather than fragmenting sites based on their parcel configuration.
- 1.3 The site is shown below, with the relevant parcel indicated:



- 1.4 Current District Plan zoning shown below, with relevant parcel indicated:



- 1.5 The Medium Density Residential zoning (MRZ) in this area is a product of the recommendations made by the IHP on how Policy 3 of the National Policy Statement for Urban Development (NPS-UD) should be given effect to. The 29 July 2024 Recommendation Report details in Part 3 [307] that every Local Centre Zone should have MRZ zoned to within a walking distance of 200m from the centre point of each Local Centre Zone¹.
- 1.6 Council officers went through a formal clarification process subsequent to the Recommendation Report to verify with the IHP that zoning had been appropriately mapped. Council memorandum² dated 23 August 2024 detailed the process undertaken and provided the IHP with access to an online mapping system to illustrate mapping results (see paras 3 to 12).
- 1.7 The IHP responded³ via Minute 53 on 30 August 2024 stating that “The Panel accepts the mapping process as described in the mapping memorandum at paragraphs 3 - 8 is an appropriate approach to the mapping of local centre catchments.” (see para 7).
- 1.8 Unfortunately, this confirmation did not acknowledge that the error in question existed (see below for image), however, did accept that mapping could contain errors, as per sub-paragraphs 8 (a) and (b) (my emphasis added as **bold underline**):
 - (a) *The cross checking has only been undertaken with respect to the centre catchments and the specific matters raised in Appendices 1 - 3 attached to the Council memorandum, **the panel has not undertaken a forensic property by property or zone by zone review** due to the time available, the limitations of the mapping tool provided, and our*

¹ Recommendations Report: Part 3 - Central City, Commercial, Mixed Use and Industrial Zones. Independent Hearings Panel for Plan Change 14 (Housing and Business Choice) to the Christchurch District Plan. 29 July 2024. Available at the following address: [IHP-Recommendations-Report-Part-3-29-July-2024.pdf](#)

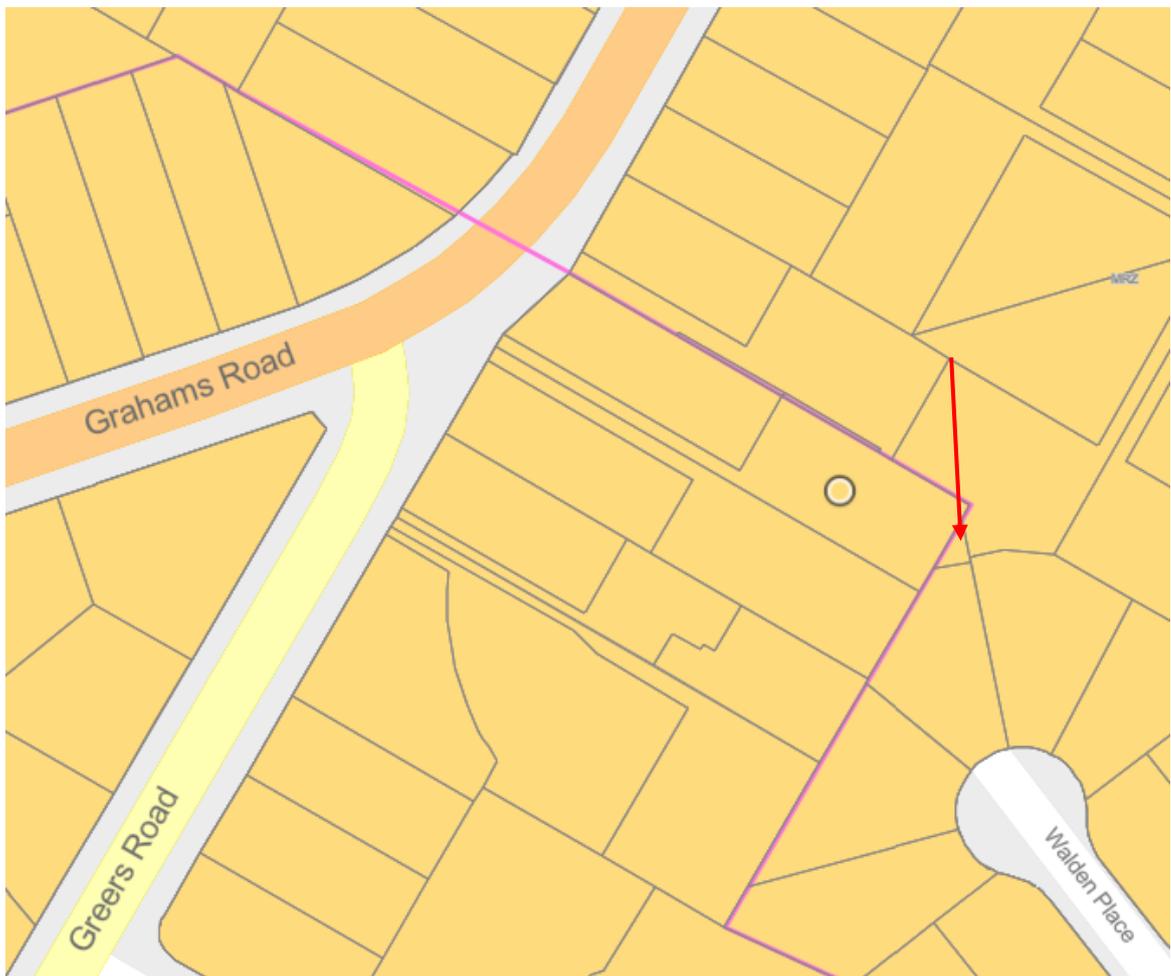
² Memorandum of Counsel for Christchurch City Council Regarding Mapping Clarifications Sought. 23 August 2024. Plan Change 14 (Housing and Business Choice) to the Christchurch District Plan. Available at the following address: [Memorandum-of-counsel-for-Christchurch-City-Council-23-August-2024-Regarding-mapping-clarification.pdf](#)

³ Minute 53: Response to Mapping Clarifications. 30 August 2024. Plan Change 14 (Housing and Business Choice) to the Christchurch District Plan. Available at the following address: [IHP-Minute-53-Response-to-Mapping-Clarifications-Appendices-30-August-2024.pdf](#)

expectation that Council technicians have undertaken the exercise accurately as described in the Council's mapping memorandum.

(b) The Panel's approval of the mapping provided is given with the **caveat that there may still be some mapping errors which, we and the Council officers have not yet identified that will need to be corrected as Council updates the district plan following Council decisions.**

- 1.9 The process Council undertook in August 2024 sought to map the walking catchment and how this could be applied to sites identified 312 Greers Road, but neglected to include the rear parcel in question as being part of the site, with the pink outline representing how the Local Centre catchment intended to apply (the pink line representing the catchment, originating from the Greers / Wairakei roads Local Centre Zone):



- 1.10 Accordingly, this is an example of an error identified by the IHP.

Statutory Tests

- 1.11 Clause 20A of the First Schedule of the Resource Management Act 1991 states that:

A local authority may amend, without using the process in this schedule, an operative policy statement or plan to correct any minor errors.

- 1.12 Case law has established that a two-limb threshold is set via this clause, being that the change must be both "minor" and an "error".

- 1.13 The error aspect has been considered earlier in this memorandum. The following considers whether re-zoning Lot 2 494957 from Residential Suburban to Medium Density Residential can be considered as “minor”.
- 1.14 The parcel is located at the rear of the site, some 30m² in area and triangular in shape, with a maximum width estimated at almost 11m and a depth estimated at some 5.5m. Accordingly, there is considered to be very limited development potential on this parcel. The predominant influence of such a re-zoning is likely to be the influence of additional building coverage: with MRZ enabling 50% building coverage, the addition of this parcel would likely enable a further 15m² of building coverage (the equivalent of an additional bedroom, for example).
- 1.15 Table 14A.2.1.1a of Policy 14A.2.1.1 details that the zone expects there to be a “moderate concentration and bulk of buildings, such as detached, semi-detached and terraced housing, low-rise apartments, and other compatible activities.” Objective 14A.2.6 – Medium Density Residential Zone – further echoes this overarching typological zone outcome, anticipating buildings “three- or four-storeys”.
- 1.16 I therefore consider that, the extra enablement a re-zoning provides relative to the expectations of the zone, the extension of the zone to encompass the entirety of 312 Greers Road is minor in nature. Such a change reflects the intention of the IHP to zone sites within the specified walking catchment from the Greer / Wairakei roads Local Centre Zone as Medium Density Residential Zone.
- 1.17 This position has been validated by Council’s legal counsel.

2. Delegation Authority Decision Required Me Whai Whakataunga Tukumana

- 2.1 This memorandum seeks approval of the delegated Christchurch City Council staff member to modify the Christchurch District Plan under Clause 20A of the First Schedule of the Resource Management Act 1991.

3. Delegation Authority Te Mana Tukumana

- 3.1 Delegation Register (21 July 2025), Part B, Sub-Part 1 records delegations under the Resource Management Act 1991. Page 36 states that delegation to “To amend the operative plan to correct minor errors” sits with the following persons:
 - 3.1.1 General Manager Strategy, Planning & Regulatory Services (GMSPR)
 - 3.1.2 Head of Planning and Consents (HPC)
 - 3.1.3 Manager Planning (MP)
 - 3.1.4 Team Leader City Planning (CPT)
- 3.2 Accordingly, this memorandum is addressed to Sarah Oliver, Team Leader for City Planning.

4. Officer Recommendation Ngā Tūtohu

It is recommended that the Team Leader of City Planning on behalf of the Council:

1. Approve any required modification of the Christchurch District Plan under Clause 20A of the First Schedule of the Resource Management Act 1991 to ensure the entirety of 312 Greers Road (Lot 2 DP 16717 and Lot 2 494957) is zoned Medium Density Residential Zone; and
2. Approve modifications to Planning Map 24A of the Christchurch District Plan Clause 20A of the First Schedule of the Resource Management Act 1991 to zone Lot 2 494957 as Medium Density Residential Zone, and accordingly, extend the Urban Intensification Area and Residential Suburban Overlay to this land parcel, and/or consequential changes to any other overlays.

Attachments Ngā Tāpirihanga

There are no attachments to this memo.

Signatories Ngā Kaiwaitohu

Authors	Ike Kleynbos - Principal Advisor Planning Brent Pizzey - Senior Legal Counsel
Approved By	Sarah Oliver - Team Leader City Planning