

Before an Independent Hearings Panel
at Christchurch

under: the Resource Management Act 1991

in the matter of: Proposed Plan Change 4 to the Christchurch District
Plan

and: **Christchurch International Airport Limited**
Submitter 101 / Further Submitter 8

Memorandum of Counsel on behalf of Christchurch International
Airport Limited

Dated: 21 October 2021

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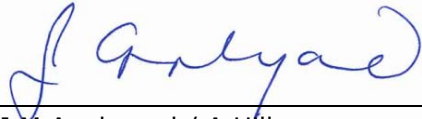
**MEMORANDUM OF COUNSEL ON BEHALF OF CHRISTCHURCH
INTERNATIONAL AIRPORT LIMITED**

May it please the Panel:

- 1 This memorandum is filed on behalf of Christchurch International Airport Limited (*CIAL*).
- 2 *CIAL* confirmed verbally at the Plan Change 4 (*PC4*) hearing on 18 October that, following review of Mr Bayliss' rebuttal evidence and further proposed amendments set out in Appendix 1 to that rebuttal evidence dated 8 October 2021, the majority of *CIAL*'s submission points are now resolved.
- 3 *CIAL* supports the drafting proposed by Mr Bayliss in his rebuttal Appendix 1. In terms of issues that were clarified at the hearing, that is with respect to:
 - 3.1 The references to the 50dB Ldn Air Noise Contour;
 - 3.2 Rules 14.4.1.3 RD34 and 14.12.1.3 RD26;
 - 3.3 Adjustments made to the rules applicable to "visitor accommodation accessory to farming" and "visitor accommodation accessory to a conservation activity or rural tourism activity."
- 4 In addition, *CIAL* confirms that it withdraws its submission points related to the following matters:
 - 4.1 *CIAL* no longer seeks that "Resort hotel" be added to the list of activities in the "residential activities" definition; and
 - 4.2 *CIAL* no longer seeks that reference in rule 13.9.4 P9 to three months occupancy for resort hotel units be amended to 28 days.
- 5 *CIAL* considers that the matters raised in its submission which remain unresolved are:
 - 5.1 Whether rules regulating hosted visitor accommodation and unhosted visitor accommodation should be put into the Specific Purpose (Golf Resort) Zone rules, to achieve consistency with other zones in which residential activity takes place (noting the matter of scope remains at issue); and
 - 5.2 *CIAL* seeks that "unhosted visitor accommodation" and "hosted visitor accommodation" should be expressly referenced in the definition of "sensitive activities" – acknowledging Mr Bayliss' correct conclusion that these activities are covered by the reference to "*visitor*"

accommodation, unless specified below". CIAL is concerned to ensure that it is made clear these activities are "sensitive activities" for the purposes of the Plan. While it is possible that a residential unit used for this type of activity may be "designed, constructed and operated" to a standard that mitigates the effects of aircraft noise on occupants, in most cases the activity involves use of an existing residential unit on a temporary or occasional basis, which will not be so designed, constructed or operated. CIAL considers that, as most hosts will be attempting to engage with the rules in the plan themselves, it is desirable to be as clear and explicit as possible.

Dated: 21 October 2021

A handwritten signature in blue ink, appearing to read 'J M Appleyard', written over a horizontal line.

J M Appleyard / A Hill
Counsel for Christchurch
International Airport Limited