



## Office of Hon Dr Jonathan Coleman

Minister of Defence  
Minister of State Services  
Associate Minister of Finance  
Member of Parliament for Northcote



24 MAR 2014

Christchurch City Council  
P O Box 73012  
Christchurch 8154

Attention: Brigitte de Ronde,  
Unit Manager,  
District Planning

Dear Ms de Ronde

### **NOTICE TO INCLUDE CURRENT DESIGNATIONS IN PROPOSED CHRISTCHURCH CITY DISTRICT PLAN, PURSUANT TO SCHEDULE 1 RESOURCE MANAGEMENT ACT 1991**

In response to your letter of invitation dated 14 February 2014, I give written notice that I intend to roll over the two existing Defence Purposes designations in the Christchurch City District Plan.

Details of the designations, including modifications, that I require to be included in the proposed Christchurch City District Plan, pursuant to Schedule 1, Clause 4(1) of the Resource Management Act 1991, are provided in Schedules 1 and 2. Please note that the extents of the two designated areas do not require modification, and accordingly I have not provided a new map or digital data as part of this notice.

Maps 1 to 6, which provide details of the updated land parcel descriptions within the two designations, are included for clarification purposes only. Note that the parcel areas shown by Terraview for the Pegasus site are incorrect; Schedule 1 is correct.

Yours sincerely

Hon. Dr Jonathan Coleman  
MINISTER OF DEFENCE

#### **Enclosures:**

1. Schedules 1 & 2
2. Map 1: HMNZS Pegasus  
Map 2: RNZAF Base Wigram  
Map 3: RNZAF Base Wigram – detail Lot 42 DP 81079  
Map 4: RNZAF Base Wigram – detail northern part  
Map 5: RNZAF Base Wigram – detail eastern part  
Map 6: RNZAF Base Wigram – detail Sec 3 SO 19820

## Schedule 1: HMNZS Pegasus

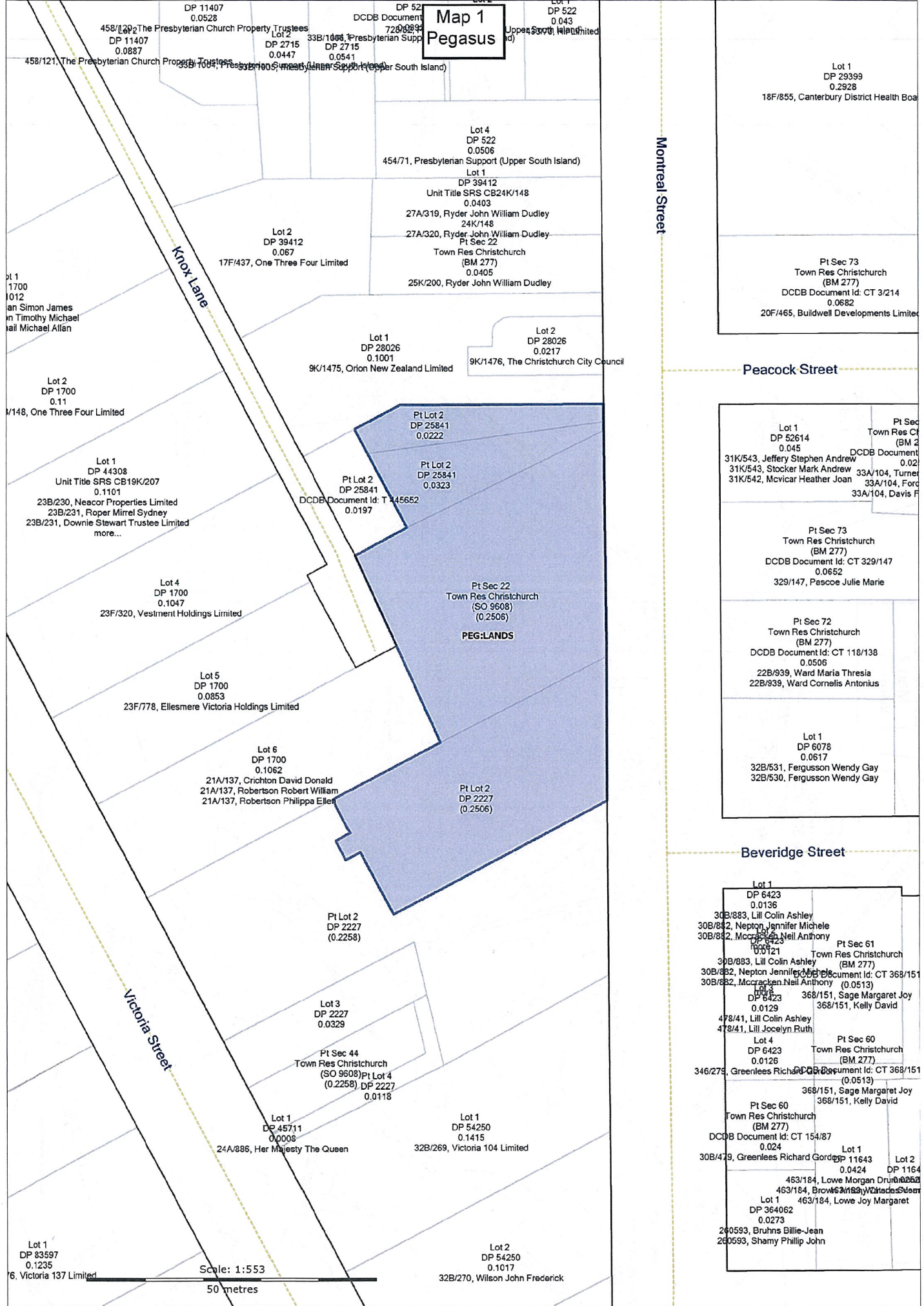
Existing Designation Reference	2.7 Minister of Defence – 1; “A” on Planning Map 39J
Requiring Authority	Minister of Defence
Site Notation/Name	Defence - HMNZS Pegasus
Purpose of Designation	Defence Purposes (as defined by s5 of the Defence Act 1990)
Location	Montreal St
Legal Description & Area	Pt Lot 2 DP 25841 (0.02305 ha approx.) Pt Lot 2 DP 25841 (0.03096 ha approx.) Pt Sec 22 Town Res Christchurch (SO 9608) (0.14378 ha approx.) Pt Lot 2 DP 2227 (0.10833 ha approx.) 3060 m <sup>2</sup> approximately
Roll over Designation	Yes
Modifications required	<p>a) Change the site name/notation to ‘Defence – HMNZS Pegasus’ and the purpose of the designation to: ‘Defence Purposes (as defined by s5 of the Defence Act 1990)’.</p> <p>b) Update the legal description and area to that shown above.</p> <p>c) Add the following points to the Special Conditions:</p> <p style="padding-left: 40px;"><i>8. “Works and projects that comply with the permitted activity rules of the underlying zoning are incorporated into this designation and, in accordance with s176A(2)(b) RMA, no outline plan is required for those activities.”</i></p> <p style="padding-left: 40px;"><i>9. “For the avoidance of doubt, maintenance activities do not require an outline plan.”</i></p>
Corresponding reasons for modifications	<p>a) The current designation confuses the notation, site name and the purpose of the designation. This requires clarification and simplification. The site name and/or notation (essentially the site ‘descriptor’) is ‘Defence – HMNZS Pegasus’. Addition of the reference to the Defence Act in the designation purpose provides further clarity around the meaning of the term ‘defence purposes’ and more correctly provides for NZDF activities.</p> <p>b) The legal description included in the operative District Plan is out of date. The description above reflects NZDF’s land information, as shown on the Terraview database, managed by LINZ. It should also be noted that the area of 328 m<sup>2</sup> noted in the existing Designation is incorrect. In addition, the areas for the four respective land parcels making up the designated area as shown on Terraview are also incorrect; the correct areas are indicated above</p> <p>c) Inclusion of Point 8 improves the workability of the designation by removing the need for NZDF to submit outline plans for activities that would require no planning approvals if the designation were not in place. Inclusion of Point 9 provides clarity on the application of s176A(1) of the RMA.</p>

## Schedule 2: RNZAF Base Wigram

Existing Designation Reference	2.7 Minister of Defence – 2; “SP - Defence” on Planning Map 44
Requiring Authority	Minister of Defence
Site Notation/Name	Defence - RNZAF Base Wigram
Purpose of Designation	Defence Purposes (as defined by s5 of the Defence Act 1990)
Location	Main South Rd, Harvard Ave, Symes Road, Vickers Road
Legal Description & Area	<p>Lot 42 DP 81079 (0.0241 ha) and</p> <p>Sec 3, Sec 4, Sec 5 SO 19820 RS 36933</p> <p>Lots 14 – 21 DP 1807 Pt Lot 22 DP 1807 Lot 1 DP 663 Lots 1,2,7,8 DP 1787 Pt Lot 3 DP 1787 Lot 1 DP 74450 Lot 1 DP 74449 Lot 1 DP 81480 Lot 1 DP 7285 (36.09 ha approximately)</p>
Roll over Designation	Yes
Modifications required	<p>a) Change the Notation/Name of the site to ‘Defence – RNZAF Base Wigram’ and the designation purpose to: ‘Defence Purposes (as defined by s5 of the Defence Act 1990).</p> <p>b) Correct the location description to that shown above, and note that the area is only shown on Planning Map 44.</p> <p>c) Update the legal description and area to that shown above.</p> <p>d) Add the following points to the Special Conditions:</p> <p><i>2. “Works and projects that comply with the permitted activity rules of the underlying zoning are incorporated into this designation and, in accordance with s176A(2)(b) RMA, no outline plan is required for those activities.”</i></p> <p><i>3. “For the avoidance of doubt, maintenance activities do not require an outline plan.”</i></p>
Corresponding reasons for modifications	<p>a) The current designation confuses the notation, site name and the purpose of the designation. This requires clarification and simplification. The site name and/or notation (essentially the site ‘descriptor’) is ‘Defence – RNZAF Base Wigram’. Addition of the reference to the Defence Act in the designation purpose provides further clarity around the meaning of the term ‘defence purposes’ and more correctly provides for NZDF activities.</p> <p>b) The location description included in the operative District</p>

	<p>plan is incorrect. The area is shown on Planning Map 44 only, not 44 &amp; 45 as indicated in the operative District Plan.</p> <ul style="list-style-type: none"><li>c) The legal descriptions included in the operative District Plan are out of date. The description above reflects NZDF's land information, as shown on the Terraview database, managed by LINZ.</li><li>d) Inclusion of Point 2 improves the workability of the designation by removing the need for NZDF to submit outline plans for activities that would require no planning approvals if the designation were not in place. Addition of Point 3 provides clarity on the application of s176A(1) of the RMA.</li></ul>
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# Map 1 Pegasus



DP 11407  
0.0528  
458/120, The Presbyterian Church Property Trustees  
DP 11407  
0.0887  
458/121, The Presbyterian Church Property Trustees

Lot 1  
DP 1700  
0.1012  
Simon James  
Timothy Michael  
Michael Allan

Lot 2  
DP 1700  
0.11  
1748, One Three Four Limited

Lot 1  
DP 44308  
Unit Title SRS CB19K/207  
0.1101  
23B/230, Neacor Properties Limited  
23B/231, Roper Mirrel Sydney  
23B/231, Downie Stewart Trustee Limited  
more...

Lot 4  
DP 1700  
0.1047  
23F/320, Vestment Holdings Limited

Lot 5  
DP 1700  
0.0853  
23F/778, Ellesmere Victoria Holdings Limited

Lot 6  
DP 1700  
0.1062  
21A/137, Crichton David Donald  
21A/137, Robertson Robert William  
21A/137, Robertson Philippa Ellen

Pt Lot 2  
DP 2227  
(0.2258)

Lot 3  
DP 2227  
0.0329

Pt Sec 44  
Town Res Christchurch  
(SO 9608)  
Pt Lot 4  
(0.2258)  
DP 2227  
0.0118

Lot 1  
DP 45711  
0.0008  
24A/886, Her Majesty The Queen

Lot 1  
DP 54250  
0.1415  
32B/269, Victoria 104 Limited

Lot 1  
DP 83597  
0.1235  
6, Victoria 137 Limited

Scale: 1:553  
50 metres

Lot 2  
DP 54250  
0.1017  
32B/270, Wilson John Frederick

Lot 4  
DP 522  
0.0506  
454/71, Presbyterian Support (Upper South Island)

Lot 2  
DP 39412  
0.067  
17F/437, One Three Four Limited

Unit Title SRS CB24K/148  
0.0403  
27A/319, Ryder John William Dudley  
24K/148  
27A/320, Ryder John William Dudley  
Pt Sec 22  
Town Res Christchurch  
(BM 277)  
0.0405  
25K/200, Ryder John William Dudley

Lot 1  
DP 28026  
0.1001  
9K/1475, Orion New Zealand Limited

Lot 2  
DP 28026  
0.0217  
9K/1476, The Christchurch City Council

Pt Lot 2  
DP 25841  
0.0222  
Pt Lot 2  
DP 25841  
0.0323  
DCDB Document Id: T 445652  
0.0197

Pt Sec 22  
Town Res Christchurch  
(SO 9608)  
(0.2506)  
**PEGLANDS**

Pt Lot 2  
DP 2227  
(0.2506)

Montreal Street

Peacock Street

Beveridge Street

Lot 1  
DP 29399  
0.2928  
18F/855, Canterbury District Health Board

Pt Sec 73  
Town Res Christchurch  
(BM 277)  
DCDB Document Id: CT 3/214  
0.0682  
20F/465, Buildwell Developments Limited

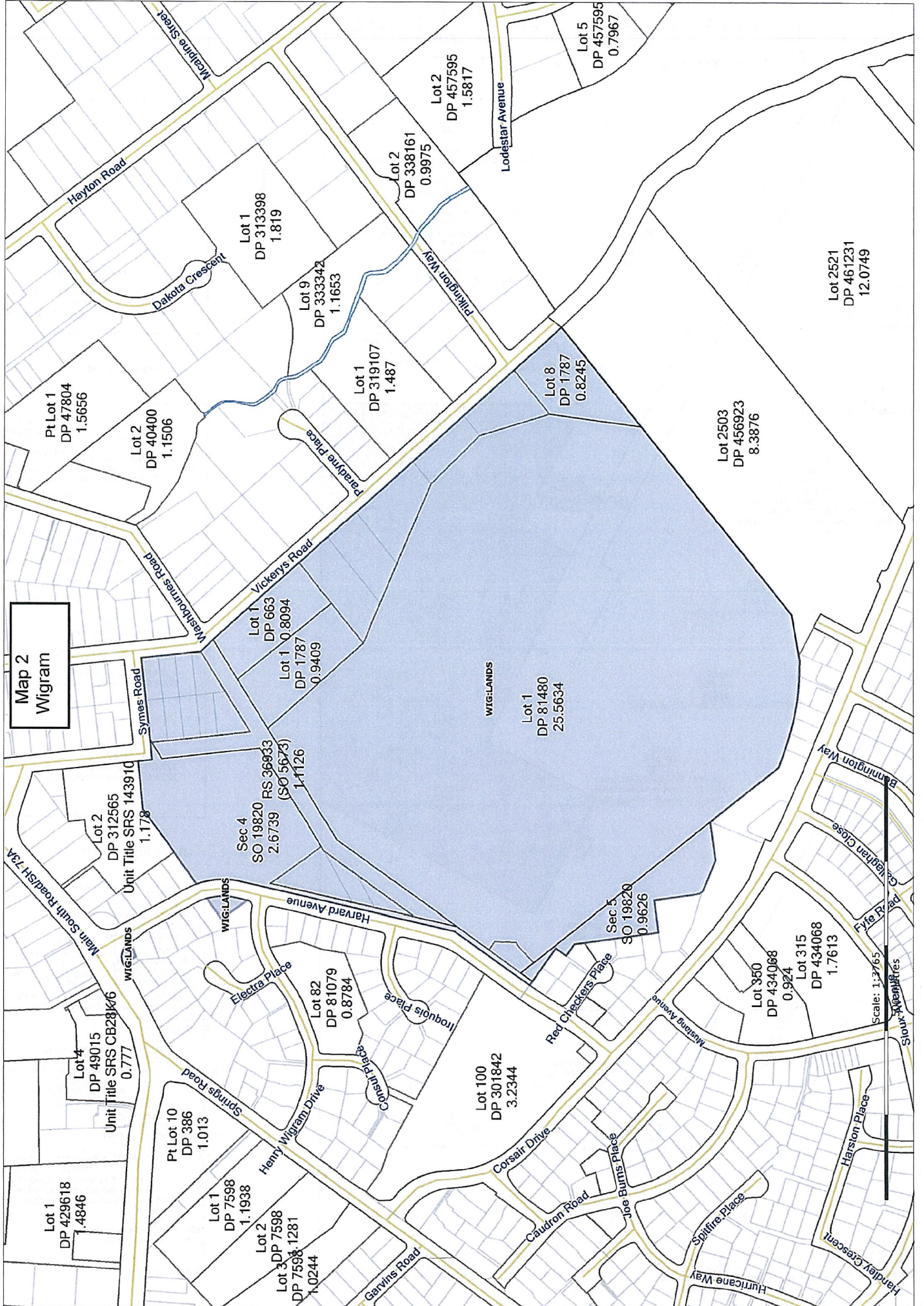
Lot 1  
DP 52614  
0.045  
31K/543, Jeffery Stephen Andrew  
31K/543, Stocker Mark Andrew  
31K/542, Mcvicar Heather Joan  
Pt Sec  
Town Res Christchurch  
(BM 277)  
DCDB Document  
33A/104, Turner  
33A/104, Ford  
33A/104, Davis F

Pt Sec 73  
Town Res Christchurch  
(BM 277)  
DCDB Document Id: CT 329/147  
0.0652  
329/147, Pascoe Julie Marie

Pt Sec 72  
Town Res Christchurch  
(BM 277)  
DCDB Document Id: CT 118/138  
0.0506  
22B/939, Ward Maria Thresia  
22B/939, Ward Cornelis Antonius

Lot 1  
DP 6078  
0.0617  
32B/531, Fergusson Wendy Gay  
32B/530, Fergusson Wendy Gay

Lot 1  
DP 6423  
0.0136  
30B/883, Lill Colin Ashley  
30B/882, Nepton Jennifer Michele  
30B/882, Mccracken Neil Anthony  
Pt Sec 61  
Town Res Christchurch  
(BM 277)  
DCDB Document Id: CT 368/151  
(0.0513)  
DP 6423  
368/151, Sage Margaret Joy  
0.0129  
368/151, Kelly David  
478/41, Lill Colin Ashley  
478/41, Lill Jocelyn Ruth  
Lot 4  
DP 6423  
0.0126  
346/275, Greenlees Richard Gordon  
Pt Sec 60  
Town Res Christchurch  
(BM 277)  
DCDB Document Id: CT 368/151  
(0.0513)  
368/151, Sage Margaret Joy  
368/151, Kelly David  
Pt Sec 60  
Town Res Christchurch  
(BM 277)  
DCDB Document Id: CT 154/87  
0.024  
30B/479, Greenlees Richard Gordon  
Lot 1  
DP 11643  
0.0424  
Lot 2  
DP 1164  
0.0262  
453/184, Lowe Morgan Dru  
463/184, Brown Anthony  
Lot 1  
DP 364062  
0.0273  
240593, Bruhns Billie-Jean  
200593, Shamy Phillip John



Map 2  
Wigram

Lot 1  
DP 429618  
.4846

Lot 4  
DP 49015  
Unit Title SRS CB28466  
0.777

Pt Lot 10  
DP 386  
1.013

Lot 1  
DP 7598  
1.1938

Lot 3  
DP 7598  
1.1281  
1.0244

Lot 1  
DP 81079  
0.8784

Lot 82  
DP 81079  
0.8784

Lot 100  
DP 301842  
3.2344

Sec 4  
SO 19820  
2.6739  
(SO 5673)  
1.1126

Lot 1  
DP 663  
0.8094

Lot 1  
DP 1787  
0.9409

Lot 2  
DP 40400  
1.1506

Pt Lot 1  
DP 47804  
1.5656

Lot 1  
DP 313398  
1.819

Lot 9  
DP 333342  
1.1653

Lot 2  
DP 338161  
0.9975

Lot 2  
DP 457595  
1.5817

Lot 5  
DP 457595  
0.7967

Lot 1  
DP 81480  
25.5634

Sec 5  
SO 19820  
0.9626

Lot 350  
DP 434068  
0.924

Lot 315  
DP 434068  
1.7613

Lot 8  
DP 1787  
0.8245

Lot 2503  
DP 456923  
8.3876

Lot 2521  
DP 461231  
12.0749

Scale: 1:3765

Harvard Avenue

Map 3 - Wigram  
Detail Lot 42

WIG:LANDS

Lot 42  
DP 81079  
0.0241  
47A/333, Her Majesty The Queen

Lot 2  
DP 78344  
0.0107  
44D/1276, Ellery Douglas Ross

Scale: 1:101  
15 metres







Map 6 - Wigram  
Detail Sec 3

Lot 47  
DP 81079  
0.0757  
47A/338, Shi Tingyu  
47A/338, Sun Bo

Sec 3  
SO 19820  
0.0668  
GNA327938.4, Her Majesty The Queen  
WIG:LANDS

Lot 48  
DP 81079  
0.0786  
47A/339, Neave Richard Henry Digby  
47A/339, Findlay George Ernest  
47A/339, Findlay Yvonne Margaret

Harvard Avenue

Scale: 1:244  
45 metres

## Radburnd, Adele

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**From:** OWEN ROB, MR [ROBERT.OWEN@nzdf.mil.nz]  
**Sent:** Wednesday, 4 June 2014 9:58 AM  
**To:** Radburnd, Adele  
**Subject:** RE: TRIM: RE: CCC District Plan Review: Defence Designations (unclassified)

Adele

As requested; you are authorised to change the wording of the notice from "Environmental Service Manager" to "Resource Consents Manager" without further formality.

Regards  
Rob Owen  
Environmental Manager  
Defence Property Group  
04 587 2006  
027 293 2734

## Environment – A natural part of all NZDF decision-making

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**From:** Radburnd, Adele [mailto:Adele.Radburnd@ccc.govt.nz]  
**Sent:** Wednesday, 4 June 2014 9:42 a.m.  
**To:** OWEN ROB, MR  
**Subject:** RE: TRIM: RE: CCC District Plan Review: Defence Designations (unclassified)  
**Importance:** High

Dear Owen,

Further to our discussions a few months ago, we are in the very last stages of preparing the Designations Chapter of the Proposed Christchurch District Plan and had a query in respect of the Minister's Pegasus Defence designation.

You will see from the attached designation schedule that Condition 5 refers to the 'Environmental Services Manager'. No such position currently exists at the Council and therefore we wondered if the Minister would consider amending the wording to 'Resource Consents Manager'? Whilst a minor point / correction - we are unable to update the wording without the Minister's Notice to do so. If we could do this now it would tidy it up without the need to make a formal submission on the designation once notified.

If you could get back to me today I would really appreciate it.

Happy to discuss.

Regards,

**Adele Radburnd**  
Policy Planner, City Planning Team  
Strategy and Planning Group  
DDI: (03) 941 5170  
**Christchurch City Council**  
Civic Offices, 53 Hereford Street, Christchurch  
PO Box 73012, Christchurch, 8154

18/08/2014

Please consider the environment before printing this email

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**From:** OWEN ROB, MR [mailto:ROBERT.OWEN@nzdf.mil.nz]  
**Sent:** Thursday, 10 April 2014 3:54 PM  
**To:** Radburnd, Adele  
**Cc:** HOEY CHRISTOPHER, MR  
**Subject:** TRIM: RE: CCC District Plan Review: Defence Designations (unclassified)

Adele

Thanks for your assistance this afternoon. Further to our discussion I now enclose an amended Schedule 2.

The amendments are:

Removal of Lot 42 DP81079 (0.0241ha)

Removal of Sec 3 SO 19820 (0.0668)

Adjustment of the total area to reflect those removals

Removal of the requested modification and explanation at paragraph c of the original Schedule 2.

These amendments have the effect of bringing Schedule 2 into alignment with the stated intent of the Minister's letter (i.e. that "... the extents of the two designated areas do not require modification.").

The two land parcels removed appear on our records as Defence land and were incorrectly included in Schedule 2 on that basis.

Please accept my apologies for that error.

Regards

Rob Owen

Environmental Manager

Defence Property Group

04 587 2006, 027 293 2734

**Environment – A natural part of all NZDF decision-making**

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**Radburnd, Adele**

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**Sent:** Thursday, 10 April 2014 3:54 PM  
**To:** Radburnd, Adele  
**Cc:** HOEY CHRISTOPHER, MR  
**Subject:** RE: CCC District Plan Review: Defence Designations (unclassified)  
**Attachments:** Schedule 2Amended.pdf

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The amendments are:

- Removal of Lot 42 DP81079 (0.0241ha)
- Removal of Sec 3 SO 19820 (0.0668)
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Regards  
Rob Owen  
Environmental Manager  
Defence Property Group  
04 587 2006, 027 293 2734

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## Schedule 2: RNZAF Base Wigram

Existing Designation Reference	2.7 Minister of Defence – 2; “SP - Defence” on Planning Map 44
Requiring Authority	Minister of Defence
Site Notation/Name	Defence - RNZAF Base Wigram
Purpose of Designation	Defence Purposes (as defined by s5 of the Defence Act 1990)
Location	Main South Rd, Harvard Ave, Symes Road, Vickers Road
Legal Description & Area	Sec 4, Sec 5 SO 19820 RS 36933 Lots 14 – 21 DP 1807 Pt Lot 22 DP 1807 Lot 1 DP 663 Lots 1,2,7,8 DP 1787 Pt Lot 3 DP 1787 Lot 1 DP 74450 Lot 1 DP 74449 Lot 1 DP 81480 Lot 1 DP 7285 (36 ha approximately)
Roll over Designation	Yes
Modifications required	<p>a) Change the Notation/Name of the site to ‘Defence – RNZAF Base Wigram’ and the designation purpose to: ‘Defence Purposes (as defined by s5 of the Defence Act 1990).</p> <p>b) Correct the location description to that shown above, and note that the area is only shown on Planning Map 44.</p> <p>c) Add the following points to the Special Conditions:</p> <ul style="list-style-type: none"> <li>• 2. <i>“Works and projects that comply with the permitted activity rules of the underlying zoning are incorporated into this designation and, in accordance with s176A(2)(b) RMA, no outline plan is required for those activities.”</i></li> <li>• 3. <i>“For the avoidance of doubt, maintenance activities do not require an outline plan.”</i></li> </ul>
Corresponding reasons for modifications	<p>a) The current designation confuses the notation, site name and the purpose of the designation. This requires clarification and simplification. The site name and/or notation (essentially the site ‘descriptor’) is ‘Defence – RNZAF Base Wigram’. Addition of the reference to the Defence Act in the designation purpose provides further clarity around the meaning of the term ‘defence purposes’ and more correctly provides for NZDF activities.</p> <p>b) The location description included in the operative District plan is incorrect. The area is shown on Planning Map 44 only, not 44 &amp; 45 as indicated in the operative District Plan.</p> <p>c) Inclusion of Point 2 improves the workability of the designation by removing the need for NZDF to submit outline plans for activities that would require no planning approvals if the designation were not in place. Addition of Point 3 provides clarity on the application of s176A(1) of the RMA.</p>

