

**IN THE MATTER OF** the Canterbury Earthquake  
(Christchurch Replacement District Plan)  
Order 2014

**AND**

**IN THE MATTER OF** correct a minor error pursuant to Clause 16 to  
Schedule 3 of the Order

Date: 27 January 2016

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**DECISION TO MAKE MINOR CORRECTIONS  
TO DECISION ON COMMERCIAL (PART) AND INDUSTRIAL (PART) STAGE 1  
(DECISION 11)**

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**Background**

[1] The Hearings Panel (the Panel) issued its decision on Commercial (part) and Industrial (part) Stage 1 ('Decision 11') on 18 December 2015.

[2] In our decision, we issued a direction to the Council under Clause 13(4) of the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014 ('OIC') to lodge for the Panel's approval, within 14 working days of the date of that decision, a draft proposal for the inclusion of a 500m<sup>2</sup> GLFA maximum tenancy cap for offices in centres:

- (a) The Commercial Core zone of all KACs, including the Spreydon/Barrington Neighbourhood Centre and the Commercial Retail Park zone north of Langdon's Road;
- (b) The Industrial Park zone (Tait Campus) and Industrial Park Zone (Awatea).

**Reasons for the corrections**

[3] In relation to our direction, a drafting error was made in the Decision Version of the provisions. In error, permitted activity Rule 15.2.2.1 (P10) included a restriction on the

maximum tenancy size of office activity in District Centres. The inclusion of District Centres in this rule is the subject of our direction outlined in paragraph [2].

[4] The Decision Version of permitted activity Rule 15.2.2.1 (P10) is:

Activity		Activity specific standards
<b>P10</b>	Office activity	a. Any office activity shall have a maximum tenancy size of 500m <sup>2</sup> GLFA in a District or Neighbourhood Centre.

### Jurisdiction to make minor corrections

[5] Clause 16 of Schedule 3 to the OIC provides as follows:

(1) The hearings panel may, at any time, issue an amendment to a decision to correct a minor mistake or defect in a decision of the panel.

(2) This power includes the power to amend or correct a proposal, provided that the amendment or correction is made before the proposal becomes operative in accordance with clause 16 of this order.

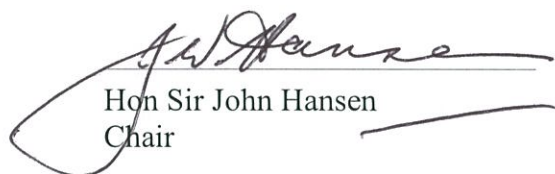
[6] The minor correction satisfies both (1) and (2) above.

### Decision

[7] The minor corrections to the Decision Version correct a drafting error. We therefore direct changes using our powers under Clause 16 of Schedule 3 to the OIC to replace Rule 15.2.2.1 (P10) of the Decision Version with the following:

Activity		Activity specific standards
<b>P10</b>	Office activity	a. Any office activity shall have a maximum tenancy size of 500m <sup>2</sup> GLFA in a Neighbourhood Centre. This clause does not apply to the Key Activity Centre at Spreydon/Barrington.


For the Hearings Panel:



Hon Sir John Hansen  
Chair



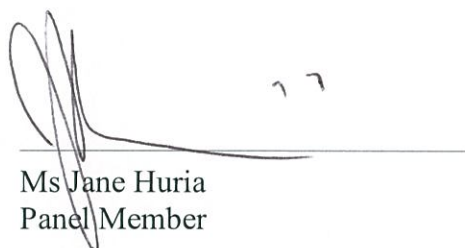
Environment Judge John Hassan  
Deputy Chair



Dr Phil Mitchell  
Panel Member



Ms Sarah Dawson  
Panel Member



Ms Jane Huria  
Panel Member