

Before the Independent Hearing  
Commissioners

Under the Resource Management Act 1991

In the matter of a hearing on submissions on the proposed Te Tai o Poutini  
Plan

Topic: Rural Zone

CMP Kokiri Limited (S611)

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Memorandum of Counsel on behalf of CMP Kokiri Ltd

12 December 2024

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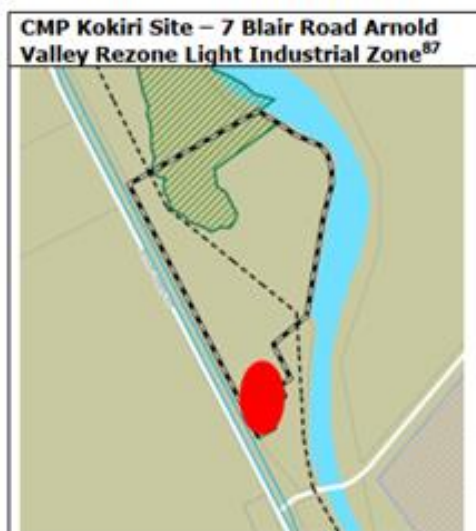
## May it please the Commissioners

1 This memorandum is filed on behalf of CMP Kokiri Limited (**CMP**), by way of clarification for the Panel, regarding the Officer's final rezoning recommendation for the CMP Site, as contained in the Rural Zone Officer's Reply Report (**Reply Report**). The Reply Report addresses questions from the Panel, and provides a final recommendation on submissions in Appendix 1.

2 In response to question 30 from the Panel, as to whether split zoning of the site would be possible, the Officer states:<sup>1</sup>

68. While split zoning is generally not a major feature of TTPP, I would support split zoning in this instance. I consider that the appropriate zoning for the SNA area on the property would be General Rural Zone.

3 Appendix 1 to the Reply Report includes Amendments to the Planning Maps, to show recommendations for rezoning of land. The map (shown below) for the CMP Kokiri site<sup>2</sup> does not appear to include both land parcels for which rezoning was sought.



4 CMP sought clarification from the Officer. For the avoidance of doubt, the Officer's response<sup>3</sup> is summarised below:

- (a) If the Panel favour a split zoning, the Significant Natural Area should be zoned General Rural Zone and the remainder of the CMP Site should be zoned LIZ;

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<sup>1</sup> Rural Zone Officer's Reply Report at [68].

<sup>2</sup> Rural Zone Officer's Reply Report, Appendix 1, page 37

<sup>3</sup> Email from Lois Easton to CMP, dated 4 November 2024.

(b) The red oval on the Appendix 1 map is intended to cover both land parcels. The Officer's recommendation is that both parcels are rezoned LIZ.

5 The two parcels are identified in CMP's submission and evidence, as shown on the plan below:



6 We trust this clarification is of assistance to the Panel.

Dated 12 December 2024

A handwritten signature in black ink, appearing to read 'Sarah Eveleigh'. The signature is written in a cursive style.

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Sarah Eveleigh / Sarah Schulte  
Counsel for the Submitter