

PUBLIC NOTICE

Resource Management Act 1991

Christchurch District Plan

Proposed Plan Change 14 – Housing and Business Choice and Proposed Plan Change 13 – Heritage

Christchurch City Council has prepared proposed changes to our District Plan that affect the development allowed in the city, and that affect sites and areas proposed to be protected for their heritage values. These are Plan Change 14 (PC14 Housing and Business Choice) and Plan Change 13 (PC13 Heritage).

The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (Amendment Act) requires the Council to include Medium Density Residential Standards (MDRS) and to give effect to the National Policy Statement on Urban Development 2020 (NPS-UD) in its District Plan. This will enable the development of up to three houses of up to 12m high in most residential areas of urban Christchurch without the need to apply for a resource consent, and enables higher density development in and within walking distance of commercial areas, unless a “qualifying matter” necessitates lesser development. The Qualifying Matter relating to sunlight access applies to all residential zones subject to the plan change and therefore the rules in the District Plan permitting MDRS development will take effect upon decisions being made by the Council on the recommendations of the Independent Hearings Panel. Under the Resource Management Act 1991 (RMA), all heritage-related provisions proposed will have immediate legal effect upon notification.

Changes we are proposing to the Christchurch District Plan

The changes to the District Plan proposed in PC14 and PC13 are extensive. Read the Plan Change for full details. The changes include but are not limited to:

- i. Changes to height limits in and within walking distance of the central city, with the greatest height proposed to be enabled in the City Centre (90 metres) and Central City Mixed Use zones (32 metres). (PC14)
- ii. Increases in building heights enabled in most suburban commercial centres, ranging from 12 metres in the smallest neighbourhood and local centres to 22 metres in the Larger Town Centre zones. Precincts around these centres will also enable increased building heights for housing (14-32 metres). (PC14)
- iii. Changes and additions to rules within commercial zones to ensure that they achieve high quality urban environments and to permit small buildings that meet certain criteria to be established without the need for resource consent in some zones. (PC14)
- iv. Applying MDRS, and in some situations more lenient provisions than the MDRS, across all urban residential areas, including (but not limited to) some Residential Port Hills areas, through new medium and high density residential zones. (PC14)
- v. Changes to the zoning and associated policies and rules for some industrial areas located within walking distance of the central city and the introduction of a brownfield overlay for some industrial areas within walking distance of large commercial centres. This is to enable redevelopment for housing and mixed-use activities if certain criteria are met, most notably within the Sydenham area and surrounds. (PC14)
- vi. Introducing Qualifying Matter areas where the scale and density of buildings enabled by the MDRS and NPS-UD is reduced. These include matters of national importance (RMA s6), being: Outstanding and Significant Natural Features and Landscapes; Sites of Ecological Significance; Sites of Wāhi Tapu; Wāhi Taonga, Silent Files, Ngā Tūranga Tūpuna; Ngā Wai; Areas at risk of rockfall, cliff collapse and mass movement (Slope Instability Areas); High Flood Hazard Management Areas; Flood Ponding Management Areas; Historic Heritage items and settings; Heritage Areas and interface sites; and Waterbody Setbacks. Other Qualifying Matters we are proposing include: Public Open Space areas (various Open Space Zones and Specific Purpose (Cemetery) Zone); Designated areas; Residential Character Areas; Electricity Transmission corridors and structures; Airport Noise Influence Area; Heritage, Significant and Other Trees; Lyttelton Port Influences Overlay and Lyttelton Master Plan Overlay; NZ Rail Network Overlay; Coastal Hazard Management Areas; Radio Communication Pathways for the Justice and Emergency Services Precinct; Waste water constraint areas overlay; reduced height limits in the central city including Cathedral Square surrounds (Sites of historic heritage items and their settings (City Centre Zone)); Victoria Street Building Height; New Regent Street and surrounds (Central City Heritage Qualifying Matter and Precinct), and Arts Centre and surrounds; Belfast Commercial Centre and Styx River Setback; Sunlight Access; Public Transport Access (Low Public Transport Accessibility Area); Industrial Interface; Riccarton Bush Interface Area and Riccarton Bush Significant Trees Area; Tsunami Management Area; Ōtākaro Avon River Corridor, Fitzgerald Avenue Geotechnical Constraint (Land subject to Private Plan Change 11); Outline Development Plan Features; and Key transport corridors (City Spine Transport Corridor). (PC14)
- vii. Changes to objectives, policies and other provisions throughout the District Plan that support or are consequential on the above changes. (PC14)
- viii. Protecting heritage areas across the city to recognise Ōtautahi Christchurch’s special identity. We are introducing 11 Residential Heritage Areas, and adding 44 buildings and items, and 26 building interiors to the Schedule of Significant Historic Heritage. (PC13)
- ix. Simplifying and clarifying heritage provisions and strengthening some rules by changing the activity status for resource consent. Minor wording changes are also proposed to five of the heritage policies. (PC13)

Criteria to make a submission

The following persons may make a submission on the proposal:

- the local authority, Christchurch City Council, may make a submission; and
- any other person may make a submission but, if the person could gain an advantage in trade competition through the submission, then the person may do so only if the person is directly affected by an effect of the proposal that:
 - ▷ adversely affects the environment; and
 - ▷ does not relate to trade competition or the effects of trade competition.

Have your say

You may make a submission:

- online at ccc.govt.nz/haveyoursay
- by sending a written submission to Christchurch City Council at Freepost 178 (no stamp required), Housing and Business Choice Plan Change (PC14) or Heritage Plan Change (PC13), Christchurch City Council, PO Box 73016, Christchurch. Contact Christchurch City Council on 941 6886 or email us at engagement@ccc.govt.nz if you require a hard copy form.
- The submission must use the form available on our webpage or in hard-copy at the Council (Form 5), and must state whether or not you wish to be heard on your submission. Copies of this form are available from the Christchurch City Council.

Submissions close at 11.59pm on Wednesday 3rd May 2023.

If you are having trouble making a submission we have a Friend of Submitters service available to help. Please email CHCHPC13-14@jwest.co.nz

Timeline

The Council is required to use an Intensification Streamlined Planning Process for PC14 to introduce the MDRS and amend the objectives, policies and rules within the District Plan. The process is largely the same for PC13, with differences outlined below.

The process for public participation in the consideration of the proposals under the RMA is as follows:

- after the closing date for submissions, Christchurch City Council must prepare a summary of decisions requested by submitters and give public notice of the availability of this summary and where the summary and submissions can be inspected; and
- there must be an opportunity for the following persons to make a further submission in support of, or in opposition to, the submissions already made:
 - ▷ any person representing a relevant aspect of the public interest;
 - ▷ any person who has an interest in the proposal greater than the general public has; and
 - ▷ the local authority itself.
- an independent hearings panel will conduct hearings. The Council can choose to conduct optional pre-hearing mediation.
- the Hearings Panel provides the Council with recommendations.
- the Council makes its decision on the Hearings Panel’s recommendations for the plan changes.

For Plan Change 14

- If the Council rejects any of the Hearings Panel’s recommendations, the Minister for the Environment will decide on the rejected provision or the Council’s alternative recommendation.
- There is no opportunity to appeal any decisions. There remains a right of Judicial Review to the High Court.

For Plan Change 13

- Heritage provisions have immediate legal effect, although they are not final until after submissions are heard and the Council makes its decision.
- The Council’s decision on the Hearings Panel’s recommendations can be appealed to the Environment Court.
- The Minister has no role in deciding on Hearings Panel recommendations rejected by the Council.

More information

The proposed plan changes, and assessments required under section 32 of the RMA, together with any supporting documents, may be inspected at ccc.govt.nz/pc14 and ccc.govt.nz/pc13, at the Civic Offices on Hereford Street or at any of the Council’s libraries and service centres.

If you have any questions about the plan changes, please contact the Council on 941 6886 or email us at engagement@ccc.govt.nz

Mark Stevenson

Manager Planning
17 March 2023

Refer to submission contact details if you have questions or require further information.