

## District Plan Residential Unit Overlay Update 4

This is a fourth update on the process that we are going through to amend our District Plan to include a policy that will support the Residential Unit Overlay that was introduced into the District Plan by the Independent Hearings Panel (IHP) in Decision 53.

### Feedback from strategic partners, DPMC and Regenerate Christchurch

On 15 October Councillors approved the draft proposal to amend the District Plan in relation to the Residential Unit Overlay.

The draft proposal was immediately sent to Environment Canterbury, Selwyn District Council, Waimakariri District Council and Te Rūnanga o Ngai Tahu, along with the Department of the Prime Minister and Cabinet (DPMC) and Regenerate Christchurch, for their feedback.

We appreciate how quickly this feedback has been provided, as this enables us to continue to progress the process as quickly as possible.

All feedback was either in general support of the proposal or confirmed no specific comments or objections.

Additional matters and suggestions which were raised include:

- **Ensuring consistent application of the amended policy** – Recommendation that the Council prepares a practice note for consent staff and a Quality Assurance process for advice provided and decisions made.
- **Avoiding legacy issues for future approach to climate change adaptation** – Various agencies noted the need to continue to inform people of the risks and future potential impacts of sea level rise, and ensure no legacy issues are created for future climate change adaptation projects and strategies.
- **Developing alternative mechanisms to respond to change in risk over time** – Suggestion that the Council monitor the application of the amended policy for evidence as to when, or if, mitigation of flood risk is not, or will be, possible for particular properties to inform future strategic approach to coastal hazards.
- **Providing for local commercial services** – It was noted that local commercial services in the area have also been impacted by the earthquake and may benefit from a more enabling planning framework to facilitate redevelopment. It was recognised this is out of scope for this project.
- **Conditions for hazard mitigation in P2 rule** – Suggestion that Council consider including conditions on the permitted activity rule to require appropriate hazard mitigation in the design of a dwelling.

### Next steps

Council staff have considered all the feedback received. No changes have been made to the draft proposal itself, but further internal processes and communications will be developed to support implementation. A report will go to Council this Thursday. You can read the report [here](#). Councillors will be asked to approve the draft proposal to be finalised and sent to the Minister for Greater Christchurch Regeneration, Dr Megan Woods, and Regenerate Christchurch.

The Minister will invite public comments before making her decision on whether to accept or decline the proposal, and make proposed changes to the District Plan using her powers under section 71 of the Greater Christchurch Regeneration Act.

### **Consent processing**

While this process is underway, in the meantime, any consent applications for the Residential Unit Overlay areas will be processed in accordance with the current policy and rules of the Christchurch District Plan, with the guidance of the Main Road, Redcliffs decision. Consenting staff will continue to provide advice and support to people to help them navigate through the consenting process. Anyone with any queries can email [dutyplanner@ccc.govt.nz](mailto:dutyplanner@ccc.govt.nz) or phone 03 941 8999 and ask to speak to the duty planner. We also continue to encourage people to seek professional advice.

*We will continue to keep you updated on progress with the Section 71 process. And if you have any queries about the process, please contact the Office of the Chief Executive at [officeofthece@ccc.govt.nz](mailto:officeofthece@ccc.govt.nz)*