

District Plan Residential Unit Overlay Update 2

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

This week, in drafting the proposal, staff have sought advice from Sarah Dawson, a planning consultant, who was a former member of the IHP. Her advice will be vital in ensuring consistency with the original intent of the Panel's decision. *Sarah's letter with this advice is attached.*

Sarah has provided the following draft proposal:

5.2.2.2.1 Policy – Flooding

1. ...
2. In **the High Flood Hazard Management Areas**:
 1. provide for development ~~for~~ a residential unit on residentially zoned land **where the flooding risk is predominantly influenced by sea-level rise and where appropriate mitigation can be provided that protects people's safety, well-being and property from unacceptable risk**; and
 2. in all other cases, avoid subdivision, use or development where it will increase the potential risk to people's safety, well-being and property.
3. ...

She has based her proposal on the initial policy Council staff provided to the IHP that the Panel did not include in the final policy in the Christchurch District Plan, with her additions marked in bold.

Staff have undertaken an initial review of the draft policy provided by Sarah. They are comfortable that it is consistent with the overarching approach in the District Plan. They are also comfortable that it is targeted appropriately to the areas affected within the Residential Unit Overlay (RUO), and some areas in the broader High Flood Hazard Management Area) which are also predominantly influenced by sea level rise, but not originally captured in the RUO.

Staff are also looking at options for rule changes to provide certainty for people wanting to rebuild on vacant sites within the RUO, where dwellings have been removed due to earthquake damage.

We will use the draft proposal above as the basis for discussion at the stakeholder's workshop on Thursday evening.

Consent processing

While this process is underway 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 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 officeofthecce@ccc.govt.nz