

# RESOURCE MANAGEMENT ACT 1991 CHRISTCHURCH DISTRICT PLAN

## PROPOSED PLAN CHANGE 8

### PAPAKAINGA/KAINGA NOHOANGA ZONE – RULE AMENDMENTS

Christchurch City Council has proposed Plan Change 8 to the District Plan to better enable use and development of Māori land in the Papakāinga/Kāinga Nohoanga zone.

The changes proposed seek to:

- a Significantly reduce the current 15m road setback for buildings on Māori land to 3m, or 5m where the garage directly faces the road (so cars parked in front of the garage door will not extend onto the road).
- b Reduce the current 10m internal boundary setback for buildings on Māori land to 2m. A recession plane is proposed to be introduced to offset the possible visual and privacy effects on neighbours of an internal boundary setback reduction of this extent.
- c Increase the maximum permitted site coverage of buildings on Māori land from 35 percent to 50 percent, to allow for the possibility of multiple buildings on communally owned land.
- d Provide a more generous earthworks allowance – the same as for residential zones – for Māori land in the Papakāinga/Kāinga Nohoanga zone, where sites are below 2000m<sup>2</sup>.
- e Extend the definition of Māori land (for the purposes of the Papakāinga/Kāinga Nohoanga zone only) so that general land in the following categories can also benefit from the zone's Māori land rules:
  - i. Land where a status declaration was made under the Māori Affairs Amendment Act 1967 converting Māori freehold land to general title, and there have been no changes of ownership since the conversion other than to an owner's bloodline successor; or
  - ii. Land where one or more owners are able to provide written evidence of Whakapapa to the original grantees of the land as confirmed by the Te Runanga o Ngāi Tahu Whakapapa Unit or the Māori Land Court;
  - iii. Land which is vested in a Trust constituted pursuant to Part 12 of Te Ture Whenua Māori Act 1993 or a Māori incorporation constituted pursuant to Part 13 of the Te Ture Whenua Māori Act 1993;
  - iv. Land which is owned by a Rūnanga with authority/mana over the area in which the original Māori reserve is located.

#### More information

The proposed Plan Change 8 and assessments required under section 32 of the RMA, together with any supporting documents, can be viewed at any of the Council's service centres or libraries or at [ccc.govt.nz/planchange8](http://ccc.govt.nz/planchange8)

We are holding public drop-in sessions to provide more information and answer questions about the proposed Plan Change, which you are welcome to attend. The sessions will be held:

- 28 April 2021 5:30pm-7pm, at Little River Rugby Clubroom, Little River.
- 4 May 2021 5:30pm-7pm, at Mt Herbert Community Facility, Lyttelton.

#### Submissions

Anyone can make a submission on this plan change via our online form at [ccc.govt.nz/planchange8](http://ccc.govt.nz/planchange8) or collect a hard copy form from our Civic Offices at 53 Hereford Street, or any of our service centres or libraries. For details of your nearest service centre or library please visit [ccc.govt.nz/contact-us](http://ccc.govt.nz/contact-us) or phone 03 941 8999.

**Submissions must be received before 5pm on Thursday 13 May 2021.**

#### Process for public participation

Once all submissions have been received, they will be made publicly available. Further submissions will then be invited, allowing certain persons and organisations to support or oppose any of the initial submissions.

A Council hearing will then be held to consider all submissions, and decisions will be made following this hearing. Anyone who has made a submission has the right to appeal the decision to the Environment Court.

The objectives, policies and rules proposed in this Plan Change will have no legal effect until the Council gives public notice of its decision on the Plan Change and matters raised in submissions or the Environment Court makes an order which grants any rule immediate effect (RMA s86B).

If you'd like more information, please contact the City Planning Team on 941-8999 and ask to speak to, Glenda Dixon, Senior Policy Planner, about proposed Plan Change 8 or email us at [PlanChange@ccc.govt.nz](mailto:PlanChange@ccc.govt.nz).

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