

PUBLIC NOTICE OF WITHDRAWAL OF PART OF PLAN CHANGE 13 - HERITAGE

Christchurch District Plan Public Notice of withdrawal of part of Plan Change 13 - Heritage Clause 8D Schedule 1 Resource Management Act 1991

Christchurch City Council decided on 11 December 2024 to withdraw part of Plan Change 13, to clarify and narrow its scope.

Protected items or settings

Amendments to the extent or location of the following items or settings have been withdrawn from Plan Change 13, as they have already been decided through Plan Change 14:

- The Citizens War Memorial
- 59 Hansons Lane (Rannerdale)
- The setting of New Regent Street shops
- 135 High Street

The proposed scheduling of the Yaldhurst War Memorial Hall and its interior is withdrawn.

Residential Heritage Areas (RHAs) - Extent

The Residential Heritage Areas at Heaton Street and Piko/Shand (Riccarton Block) State Housing are withdrawn.

The reason for withdrawing the Piko/Shand RHA is that the condition of housing has deteriorated and that the area is suitable for new housing, including social housing. The reason for withdrawing the Heaton St RHA is that the size and degree of change in the area does not warrant pursuing RHA provisions.

The blue cottage, its setting and the whole property at 32 Armagh Street are removed from the Inner City West RHA.

Residential Heritage Areas - Rules

Council has withdrawn the proposed RHA interface provisions around five of the RHAs which share a boundary or part of a boundary with High Density Residential or Residential Guest Accommodation zones. The reason is to simplify provisions.

All area specific built form rules for RHAs in Chapter 14 Residential, Rule 14.5.3.2 are withdrawn, in order to reduce complexity. Built form rules in these areas will be the same as those of the zone in which they are situated. Resource consent will still be needed for new buildings, and for alterations to exteriors of and demolition of existing buildings, if they have been classified as “defining” or “contributory” buildings in the relevant RHA.

Other information

Staff have been instructed to investigate a reduction in the extent of the Lyttelton RHA, and will report to Council on this matter ahead of the PC13 hearing.

Council intends to write to the Minister Responsible for RMA Reform to seek an extension of the two year period allowed for a decision on PC13, which will expire in March 2025.

A record of the provisions affected by the withdrawal of the above parts of Plan Change 13 can be viewed at the Plan Change 13 website, ccc.govt.nz/PC13.

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AND CONSENTS**