

# Hon Chris Bishop

Minister of Housing  
Minister for Infrastructure  
Minister Responsible for RMA Reform  
Minister of Transport  
Leader of the House  
Associate Minister of Finance  
Associate Minister for Sport and Recreation



16 DEC 2025

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Phil Mauger  
Mayor of Christchurch  
Christchurch City Council  
*By email: mayor@ccc.govt.nz*

Cc: John Higgins, General Manager Strategy, Planning and Regulatory Services  
*By email: john.higgins@ccc.govt.nz*

Mark Stevenson, Head of Planning and Consents  
*By email: mark.stevenson@ccc.govt.nz*

Dear Phil,

On 24 February 2025 I received a letter from you on behalf of the Christchurch City Council (the Council) referring 20 rejected Independent Hearings Panel recommendations and the Council's alternative recommendations to me for final decisions. On 5 June 2025, I made decisions on 17 of those recommendations and noted that I would consider the remaining three referred recommendations on Daresbury House, Antonio Hall and the Piko Residential Character Area once the Council had decided on the zoning of these areas.

I acknowledge receipt of the 15 December 2025 letter from Council staff confirming the withdrawal of the parts of Plan Change 14 relating to Daresbury House and Antonio Hall. Therefore, the only outstanding decision for me is on the Piko Residential Character Area.

This letter confirms my decision on the Piko Residential Character Area. I reject the Independent Hearings Panel's recommendation and accept the Council's alternative recommendation. I consider the Council's alternative recommendation to remove the Piko Residential Character Area is more consistent with the requirements of the Resource Management Act 1991 to apply the medium density residential standards.

My decision has been made in accordance with Schedule 1, clause 105 of the Resource Management Act 1991.

I want to thank you, the Councillors, the Independent Hearings Panel and Council staff for the work undertaken on the Intensification Streamlined Planning Process.

Yours sincerely

Hon Chris Bishop  
**Minister Responsible for RMA Reform**