

14 October 2025

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Hon Chris Bishop
Minister responsible for RMA Reform
PO Box 18041
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Tēna koe Minister

Request to approve the withdrawal of Plan Change 14

We are writing to request you to approve the withdrawal of the balance of Plan Change 14 (PC14) under clause 11 of Schedule 3C of the Resource Management Act.

Council has completed decision making on the recommendations of the Independent Hearings Panel on PC14 to the extent necessary for the operative District Plan to meet the “key requirement” in the Act for you to approve withdrawal of the balance of PC14.

The operative District Plan provision for intensification across Christchurch is focused within and around commercial centres and key public transport routes. When compared to pre-PC14 zoning extents, the quantum of medium density zoning has increased by 50%, now making up almost a quarter of all residential zones. High density zoning has increased 6-fold, and where previously only contained within the central city, is now expanded to encompass an additional nine of the city’s most significant commercial centres and their surrounds.

This application provides evidence to demonstrate that the operative Christchurch District Plan satisfies the key requirement (as required by clause 11(4)(a) of Schedule 3C of the Act). Conservative, cogent peer-reviewed modelling shows that the operative District Plan provides a feasible housing capacity of 68,200hh to meet 30 years of adjusted demand. The key requirement is 65,640hh. The key requirement is comfortably exceeded.

That evidence demonstrating that the operative Christchurch District Plan meets the “key requirement” is in three documents appended to this letter; first, a summary of housing demand and supply; secondly, an overview of how the requirements of the Act are met; and thirdly, a more detailed and updated Housing Capacity Assessment.

Subject to your approval, Council will decide on withdrawing all undecided parts of PC14 prior to your 12 December 2025 deadline for the Council to conclude its decision making on PC14. Should there be any questions or clarifications on the documents provided we remain available to assist you and Ministry staff.

Yours sincerely,



Mark Stevenson

Head of Planning & Consents
Christchurch City Council