

# **RESOURCE MANAGEMENT ACT 1991**

## **CHRISTCHURCH DISTRICT PLAN PROPOSED PLAN**

### **CHANGE 14 – HOUSING AND BUSINESS CHOICE**

#### **COUNCIL DECISION ACCEPTING INDEPENDENT**

#### **HEARINGS PANEL RECOMMENDATIONS**

Christchurch City Council has accepted more of the Independent Hearings Panel's (IHP) recommendations on Plan Change 14 at its meeting on 3 September 2025 in accordance with Clause 101, Schedule 1 of the Resource Management Act.

#### **The areas that the decisions apply to:**

The areas that the Council decision applies to are shown in the maps at Proposed Housing and Business Choice Plan Change (PC14) : Christchurch City Council. The Council has accepted all of the IHP recommendations for those areas, as detailed below.

#### **Zoning and overlay decisions for those areas**

For the areas shown in those maps the Council has accepted all of the IHP recommendations for:

- a. Medium Density Residential Zone;
- b. Specific Purpose (Hospital) Zone:
  - i. Princess Margaret Hospital;
  - ii. Hillmorton Hospital, but only for the Lincoln / Annex Road site (legally described as Secs 3 and 4 SO 525420, Pt RS 159 Canterbury Dist);
- c. Specific Purpose (School) Zone;
- d. Residential Visitor Accommodation Zone;
- e. Enhanced Development Mechanism overlay [to retain];
- f. Community Housing Redevelopment Mechanism overlay [to retain only for the Residential Overlay];
- g. Riccarton Wastewater Interceptor Catchment Overlay [to remove this];
- h. The Residential Pathways.
- i. Any other residential zone or overlay, only to the extent that they support or are consequential on this decision and only to the extent that they apply within the areas approved in the areas defined on maps at [ccc.govt.nz/pc14](http://ccc.govt.nz/pc14).

#### **Qualifying Matters**

For the areas shown in those maps the Council has accepted all of the IHP recommendations in relation to the following qualifying matters:

- a. Airport Noise Influence Area: 2023 Remodelled 50 dB Ldn Outer Envelope and 50 dB Ldn Air Noise Contour [to retain and expand];
- b. Electricity Corridors and Structures [to retain];
- c. Heritage Items & Settings [to retain and remove];
- d. Heritage Items & Settings [to only retain and remove];
- e. Outstanding Natural Features and Landscapes [to retain];
- f. Significant and Other Trees [to only retain and remove];
- g. Railway Building Setbacks [to retain];
- h. Residential Character Area [to only retain and remove];
- i. Sites of Ecological Significance [to retain];
- j. Waterbody setbacks [to retain];
- k. Industrial Interface [to apply as new restriction];
- l. Residential Heritage Area Interface [to reject the proposed restriction]; and
- m. Sunlight Access [to reject the proposed restriction].

#### **District Plan Chapters**

For the areas shown in those maps the Council has accepted the IHP Recommendations for the following chapters to apply:

- a. Chapter 2 - Definitions;
- b. Chapter 5 - Natural Hazards;
- c. Chapter 6 - General Rules and Procedures;
- d. Chapter 7 - Transport;
- e. Chapter 8 - Subdivision, Development and Earthworks;
- f. Chapter 11 - Utilities and Energy;
- g. Chapter 13 - Special Purpose Zones;
- h. Chapter 14 - Residential (inclusive of 14A and 14B sub-parts).

#### **Mapping:**

The Council has accepted all of the IHP Recommendations on District Plan mapping, as they relate to the decision.

#### **Other information:**

The Council has decided to request the Minister to approve the withdrawal of the undecided parts of plan change 14 (PC14) under Schedule 3C of the Resource Management Act on the basis that the Operative District Plan will meet the Act's requirement for sufficient feasible housing capacity.

These decisions accepting the IHP recommendations will be operative from 19 September 2025. All relevant materials or links to IHP recommendations can be found on the Plan Change 14 website: [ccc.govt.nz/pc14](http://ccc.govt.nz/pc14) and accessible via computer at the Council's libraries and service centres where it can be printed (fees and charges will apply).