

CHRISTCHURCH DISTRICT PLAN

PUBLIC NOTICE OF MINISTER'S DECISION ON PIKO RESIDENTIAL CHARACTER AREA AND COUNCIL'S WITHDRAWAL OF PLAN CHANGE 14 - HOUSING AND BUSINESS CHOICE

Clause 106 of Schedule 1 and Clause 12 of Schedule 3C of the Resource Management Act 1991

Piko Residential Character Area

On 16 December 2025, Hon Chris Bishop, the Minister Responsible for RMA Reform, decided to reject the Independent Hearings Panel recommendation to retain the Piko Residential Character Area as a qualifying matter. The Minister accepted the Council's alternative to remove this qualifying matter because it is more consistent with the requirements of the Resource Management Act 1991 to apply the Medium Density Residential Standards (MDRS).

Withdrawal of Plan Change 14

On 10 November 2025, Hon Chris Bishop approved Council's application to withdraw PC14 under Clause 11 of Schedule 3C of the Resource Management Act 1991. The Council gave public notice of that withdrawal on 20 November 2025.

In addition, Christchurch City Council withdraws the proposed heritage item and setting qualifying matters for Plan Change 14 which relate to 9 Daresbury Lane (Lots 2, 3 DP 49363) and 265 Riccarton Road (Pt Lot 1 DP 52478) in accordance with the Council resolution of 10 December 2025.

The reason for the withdrawal is that Council considers that the heritage qualifying matter for the two sites has been adequately considered through Plan Change 13, which resulted in the removal of associated heritage features (items and settings).

Other information:

All proposals withdrawn shall cease to have any effect from the date of this public notice.

This notice has been issued in accordance with Clause 106 of Schedule 1 and Clause 12 of Schedule 3C of the Resource Management Act 1991. A copy of this notice is available on the Plan Change 14 webpage – www.ccc.govt.nz/pc14 – and can be inspected in person at Christchurch City Council's Civic Offices, Te Hononga, 53 Hereford Street.

All related materials can be found on the aforementioned plan change website. Any further queries can be sent to planchange@ccc.govt.nz or by calling 03 941 8999.