

PUBLIC NOTICE

Resource Management Act 1991 Christchurch District Plan

Part of Proposed Plan Change 14 – Housing and Business Choice

Minister's decision on Independent Hearings Panel recommendations and Council alternative recommendations on areas affected by policies 3 & 4 of the National Policy Statement on Urban Development

On 5 June 2025, the Hon Chris Bishop, Minister responsible for RMA Reform, made a decision on accepting or rejecting the recommendations referred by Christchurch City Council on part of Plan Change 14 in accordance with Clause 105, Schedule 1 of the Resource Management Act.

Zoning decisions:

1. Riccarton High Density Residential zone extent:
 - a. the Minister **rejects** the referred recommendation by Council and accepts the IHP (Independent Hearings Panel) recommendation.
2. Peer Street Local Centre Medium Density Residential zoning:
 - a. the Minister **rejects** the referred recommendation by Council and accepts the IHP recommendation.
3. Hornby High Density Residential zone extent:
 - a. the Minister **rejects** the referred recommendation by Council and accepts the IHP recommendation.
4. Linwood High Density Residential zone extent:
 - a. the Minister **rejects** the referred recommendation by Council and accepts the IHP recommendation.
5. High Density Residential zoning for 231 Milton Street and 12 Johnson Street:
 - a. the Minister **accepts** the referred recommendation by Council and rejects the IHP recommendation.
 - b. This is because the Council's alternative is more consistent with the legislation, provide for more efficient land use, and avoids split zoning for the site where there was insufficient evidence supporting split zoning.
6. 25 Deans Avenue proposed Mixed Use zoning:
 - a. the Minister **rejects** the referred recommendation by Council and accepts the IHP recommendation.

Precincts and overlays decisions:

7. Riccarton Bush Interface Area (qualifying matter):
 - a. the Minister **rejects** the referred recommendation by Council and accepts the IHP recommendation.
8. 25 Deans Avenue building height overlay:
 - a. the Minister **accepts** the referred recommendation by Council and rejects the IHP recommendation.
 - b. This is because the Council alternative is more consistent with the requirements of legislation and provides for additional development capacity.
9. City Spine Transport Corridor (qualifying matter):
 - a. the Minister **rejects** the referred recommendation by Council and accepts the IHP recommendation.
10. Airport Noise Influence Area (qualifying matter):
 - a. the Minister **rejects** the referred recommendation by Council and accepts the IHP recommendation.
11. Local Centre Intensification Precinct (LCIP):
 - a. the Minister **accepts** the referred recommendation by Council and rejects the IHP recommendation.
 - b. This is because the Council alternative is more consistent with the requirements legislation and provides for a level of intensification commensurate with the scale of respective local centres.

Zone standards decisions:

12. Papanui War Memorial Avenue matter of discretion consideration:
 - a. the Minister **rejects** the referred recommendation by Council and accepts the IHP recommendation.
13. Sunlight Access (qualifying matter):
 - a. the Minister **rejects** the referred recommendation by Council and accepts the IHP recommendation.
14. High Density Residential zone permitted building height in Hornby:
 - a. the Minister **rejects** the referred recommendation by Council and accepts the IHP recommendation.
15. High Density Residential zone permitted building height in Linwood:
 - a. the Minister **rejects** the referred recommendation by Council and accepts the IHP recommendation.
16. Town Centre zone permitted building height for Hornby:
 - a. the Minister **rejects** the referred recommendation by Council and accepts the IHP recommendation.
17. Town Centre zone permitted building height and form for Linwood:

- a. the Minister **rejects** the referred recommendation by Council and accepts the IHP recommendation.

Residential Pathways

18. Modification of the Residential Pathways provisions to ensure independence of rule application:
 - a. the Minister **rejects** the referred recommendation by Council and accepts the IHP recommendation.

Alterations made to recommendations by Council under Clause 16(2) of the First Schedule of the Resource Management Act

- Consequential modification to Appendix 14A.12.2 (Recession Planes):
 - Diagram G text detailing applicability updated.
- Consequential modification to 14A.5.2.3.a.iv (MRZ Building Height):
 - 25 Deans Avenue added to preclusion of 5 storey height limit restriction.
- Consequential modification to 14A.6.2.2.c.iv (Height in relation to boundary):
 - Sites within Local Centre Intensification Precinct added to sites exempt from sub-clause preclusion.

The provisions of the District Plan decided by the Minister are now operative and are not open to appeal.

This notice has been issued in accordance with Clause 106, Schedule 1 of the Resource Management Act. This public notice and the Minister's decision are available for inspection at 53 Hereford Street and all physical public libraries locations, as listed here: <https://christchurch.bibliocommons.com/v2/locations>.