

Residential Unit Overlay District Plan Changes – Section 71 Proposal | Overview

Proposal to exercise the power under section 71 of the Greater Christchurch Regeneration Act 2016 to amend the Christchurch District Plan to provide policy support for the Residential Unit Overlay and broaden the application of an existing rule to permit the rebuilding of houses demolished since the earthquakes (referred to as the Proposal on this form).

The Christchurch District Plan identifies and regulates the types of activities that can occur in the High Flood Management Area (shown purple on the map) - an area affected by sea level rise and rain/river flooding. This is to help manage the risk to people and property in a very large flood event.

The Residential Unit Overlay applies to part of the High Flood Hazard Management Area, where the risk of flooding, is predominantly from sea level rise (not rain or river flooding). The Residential Overlay Unit consists of parts of New Brighton, South New Brighton, Southshore and Redcliffs (shown orange on the map).

Currently, there isn't a specific policy in the District Plan to support the Residential Unit Overlay, creating confusion and uncertainty for people wanting to build or extend a house. This is particularly the case on vacant sites that had previously had a house, which was demolished following the earthquakes, now being required to seek resource consent for a new house.

Christchurch City Council considers this has created a fairness and equity issue for residents seeking to rebuild on vacant sites that previously had a house.

The Proposal, prepared by Christchurch City Council, is about using section 71 of the Greater Christchurch Regeneration Act 2016 to amend the Christchurch District Plan to:

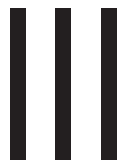
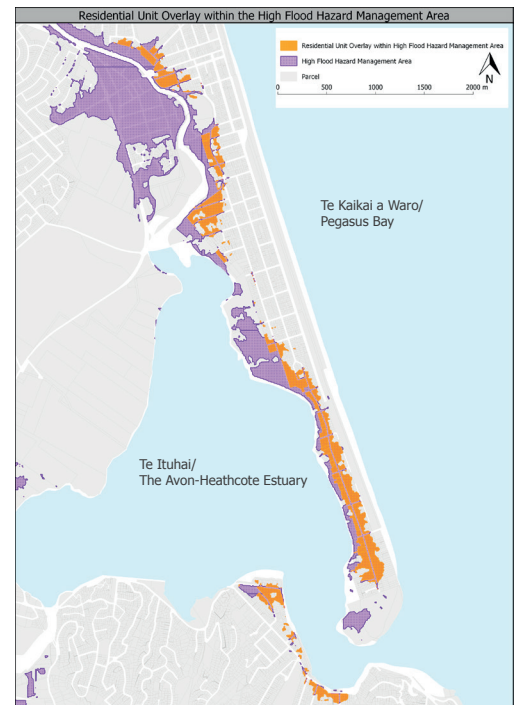
- provide clarity and support to the Residential Unit Overlay
- insert a new rule, which would permit people in the Residential Unit Overlay with vacant sites (where houses have been demolished since the earthquakes) to rebuild houses of a similar size to the now demolished house without the requirement for a resource consent.

The Proposal also applies to a small number of other areas within the broader High Flood Hazard Management Area where the risk of flooding is also predominantly from sea level rise.

The amendments would provide greater clarity and certainty, and contribute to the regeneration of New Brighton, South New Brighton, Southshore and Redcliffs. Using section 71 would fast track the amendments.

The Minister for Greater Christchurch Regeneration (the Minister) has publicly notified the Proposal and invited people to give their views in writing on the Proposal by **5.00pm, Monday, 26 November 2018**.

All written comments will be taken into account by the Minister in deciding whether to approve the Proposal.



Freepost Authority GCG

Section 71 Proposal: Residential Unit Overlay
Freepost GCG
Greater Christchurch Group
Department of the Prime Minister and Cabinet
Private Bag 4999
CHRISTCHURCH 8140

Residential Unit Overlay District Plan Changes – Section 71 Proposal | Written comment form

Where can you see the Proposal and find additional written comment forms?

The Proposal can be viewed, and more information and written comment forms are available, on the Department of the Prime Minister and Cabinet’s website: www.dpmc.govt.nz/residential-unit-overlay

Also, the Proposal can be viewed, and written comment forms are available, at Christchurch City Council service centres and libraries, and the main office of Selwyn and Waimakariri District Councils during normal business hours.

Anyone can make a written comment on any part of the Proposal.

Written comments must be received no later than 5pm, Monday, 26 November 2018.

Please secure edges before posting (using tape or staples). If you are attaching other sheets of paper, please put them in an envelope and address it using the “Freepost GCG” address on the other side of this form.

Do you agree with the Proposal?

Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Yes No

Why do you agree/disagree and do you have any other comments (optional)?

Please fold with the Freepost address portion on the outside, seal and return by 5.00pm, Monday, 26 November 2018.

Name: * _____

Address: * _____

Postcode: * _____

Email (this will help us update you): _____

**indicates required field*

Please note: Your written comment, including your name, may become public information. If you consider there are compelling reasons why your name and/or comments should be kept confidential please outline below.

We generally do not keep comments confidential and may choose to proactively release them.

If you have requested that your name and/or comments be kept confidential we will consider your reasons. However, if a request is made under the Official Information Act 1982, we may have to release your information.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong.