

# Public Notice

## Public Notice: Amendments to the Christchurch City Council's District Plan

The Minister for Canterbury Earthquake Recovery, Hon Gerry Brownlee, has decided to amend the Christchurch City Council's District Plan (the Plan) to facilitate the construction of the Crossing Car Park building.

This decision has been made pursuant to section 27 of the Canterbury Earthquake Recovery Act 2011 (CER Act), and inserts a permitted activity provision into the Central City Business Zone. It has the effect of permitting the Crossing Car Park with respect to Outline Development Plan requirements, urban design built form and traffic provisions.

The Crossing Car Park would normally require resource consent under the Resource Management Act, because the proposal is a "non-complying activity" under the District Plan Central City Business Zone. The new provisions have the effect of exempting the Crossing Car Park from having to comply with the City Plan rules, meaning that land use consents are not required under the City Plan.

If for any reason the development does not comply with technical standards such as parking bay size, or lane width, any resource consent application will not be notified.

In May 2014 the Christchurch City Council entered into an agreement with the Carter Group Ltd, to deliver a new public car park on the Crossing site by November 2015. In order to reach this deadline, demolition and construction must begin immediately. The Minister has recognised that normal Resource Management Act 1991 (RMA) processes will delay the commencement of the Crossing Car Park, which would greatly impact the economic recovery of the Retail Precinct, as developers will not proceed in the Precinct without certainty around car parking.

The Crossing Car Park is unique in the sense that it is the first public car park proposed in the Retail Precinct, and is essential to progress development in the central city as it will provide developers the certainty they require in order to continue with their developments. Certainty around car parking is required in order for developers to secure tenants, which in turn gives the finance sector the confidence to lend to these developers. The lack of certainty around car parking in the central city to date has significantly affected recovery, and this development is expected to quickly unlock development in the Retail Precinct.

The Minister has decided that the use of section 27 of the CER Act is reasonably considered necessary and is in accordance with the purposes of the Act, particularly to enable a focussed, timely and expedited recovery from the impacts of the Canterbury earthquakes.

The Minister has had careful regard to the potential effects on the operation of the Bus Interchange and the wider transport network due to the high volumes of traffic entering and exiting the Car Park. CCDU staff have also liaised closely with Christchurch City Council staff regarding the effects on the transport network.

The amendments have now been publicly notified in The Press and apply immediately.

**Date published:** 26 August 2014

This announcement was originally published on [cera.govt.nz](http://cera.govt.nz) and [beehive.govt.nz](http://beehive.govt.nz)

**Date it takes effect:** 26 August 2014

**Related information:**

- [Agreement reached on new Crossing car park building](#)
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**The Public Notice**

Pursuant to section 27(1)(a) of the Canterbury Earthquake Recovery Act 2011, the Minister for Canterbury Earthquake Recovery gives the following notice:

The Christchurch City Council's District Plan is amended from the publication of this notice by:

Inserting a permitted activity rule into Volume 3, Part 3, 2.1.1, and amending the discretionary activity rule 2.1.3 in Volume 3, Part 3 to permit the Crossing Car Park building; and

Inserting Appendix 23 into Volume 3, Part 3, which contains approved plans of the Crossing Car Park building.

The amendments provide for the construction of the Crossing Car Park building at 71 Lichfield Street and 166 Cashel Street, which is necessary for the focused, timely and expedited recovery of central Christchurch, in particular the Retail Precinct.

*Insert in Volume 3: Part 3, 2.1.1 Permitted Activities, as follows.*

b) The construction of a permanent car parking building (including ancillary commercial/retail spaces) on the Crossing Car Park site at 71 Lichfield Street and 166 Cashel Street is a permitted activity, provided that it is in general accordance with the development plans contained in Volume 3, Part 3, Appendix 23, and that there are a maximum of 634 car parking spaces provided. Development undertaken in general accordance with these plans is not required to comply with the following:

- any other rules in the Central City Business Zone, except Community Standard 2.3.1;
- Development Standard 13-2.4.13;
- Community Standard 13-2.5.1; and
- Critical Standard 13-2.6.1(a).

and is subject to the following requirement:

- A signalised pedestrian crossing shall be installed on Lichfield Street from the laneway to the Bus Interchange entrance, to the satisfaction of the Christchurch City Council, prior to the car park building being operational. The pedestrian crossing signals shall be designed to provide sufficient breaks in Lichfield Street traffic to give priority to buses exiting the Bus Interchange.

Resource consent applications in relation to the Crossing Car Park building for non-compliances with any other standards in the City Plan shall not be publicly or limited notified. For the avoidance of doubt, this permitted activity Rule only applies to the Crossing Car Park building (including ancillary commercial/retail spaces), and does not apply to the wider Carter Group Ltd Outline Development Plan area.

This announcement was originally published on [cera.govt.nz](http://cera.govt.nz) and [beehive.govt.nz](http://beehive.govt.nz)

*Amend (ii) in Volume 3: Part 3, 2.1.3 Discretionary Activities, as follows.*

(ii) Permanent car parking buildings or lots upon which car parking is the primary activity, with the exception of a permanent car parking building on the Crossing Car Park site at 71 Lichfield Street and 166 Cashel Street in general accordance with the plans contained in Volume 3, Part 3, Appendix 23 which is permitted under Rule 2.1.1(b).

*Insert in Volume 3, Part 3, new appendix 23 as follows.*

- [Appendix 23 \[PDF 1.47MB\]](#)

The full text of the amendments to the Christchurch City Council's District Plan can be viewed above.

**Hon Gerry Brownlee,**

Minister for Canterbury Earthquake Recovery