



Greater Christchurch Partnership

Te Tira Tū Tahī

One Group, Standing Together

Greater Christchurch Partnership Committee AGENDA

Notice of Meeting:

A meeting of the Greater Christchurch Partnership Committee will be held on:

Date: Friday 11 May 2018
Time: 9am
Venue: Council Chambers, Civic Offices,
53 Hereford Street, Christchurch

7 May 2018



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Committee Members

Greater Christchurch Partnership Independent Chair

Bill Wasley

Christchurch City Council

Mayor Lianne Dalziel, Councillors Phil Clearwater and Sara Templeton

Environment Canterbury

Chairman Steve Lowndes, Councillors Cynthia Roberts and Peter Skelton

Selwyn District Council

Mayor Sam Broughton, Councillors Malcolm Lyall and Mark Alexander

Waimakariri District Council

Mayor David Ayers, Councillors Kevin Felstead and Neville Atkinson

Te Rūnanga o Ngāi Tahu (Te Ngāi Tūāhuriri and Ngāti Wheke)

Dr Te Maire Tau, Jane Huria and Gail Gordon

Canterbury District Health Board

Tā Mark Solomon

New Zealand Transport Agency (Non-Voting Member)

Jim Harland

Department of the Prime Minister and Cabinet (Non-Voting Member)

Anne Shaw

Regenerate Christchurch (Non-Voting Member)

Ivan Iafeta

Partnership Manager

Keith Tallentire
ph 941 8590

Committee Adviser

Aidan Kimberley
ph 941 6566

1. TERMS OF REFERENCE

1.1. The role of the Committee is to:

- i. Foster and facilitate a collaborative approach between the Partners to address strategic challenges and opportunities for Greater Christchurch.
- ii. Show clear, decisive and visible collaborative strategic leadership amongst the Partners, to wider stakeholders, agencies and central government and to communities across Greater Christchurch.
- iii. Establish, and periodically review, an agreed strategic framework to manage growth and address urban development, regeneration, resilience and long-term economic, social, cultural and environmental wellbeing for Greater Christchurch
- iv. Oversee implementation of strategies and plans endorsed by the Committee and ratified at individual partner governance meetings, including through the adoption and delivery of an annual joint work programme.
- v. Ensure the Partnership proactively engages with other related partnerships, agencies and organisations critical to the achievement of its strategic goals.

1.2. The functions of the Committee are to:

- i. Establish an agreed strategic framework to manage growth and address urban development, regeneration, resilience and long-term wellbeing for Greater Christchurch. This is currently expressed through the Greater Christchurch Urban Development Strategy (2007) and the associated Strategy Update (2016).
- ii. As required, develop new and review existing strategies and plans to enable Partners to work more collaboratively with each other and to provide greater clarity and certainty to stakeholders and the community. Existing strategies and plans endorsed by the UDSIC and inherited by this Committee are:
 - a. Greater Christchurch Urban Development Strategy (2007)
 - b. Greater Christchurch Travel Demand Management Strategy and Action Plan (2009)
 - c. Greater Christchurch Urban Development Strategy Action Plan (2010)
 - d. Greater Christchurch Transport Statement (2012)
 - e. Greater Christchurch Freight Study and Action Plan (2014/15)
 - f. Greater Christchurch Urban Development Strategy Update (2016)
 - g. Resilient Greater Christchurch Plan (2016)
- iii. Recommend to Partners for ratification at individual partner governance meetings any new or revised strategies and plans.
- iv. Adopt and monitor the delivery of an annual joint work programme to deliver on strategic goals and actions outlined in adopted strategies and plans.
- v. Undertake reporting on the delivery of adopted strategies and plans, including in relation to an agreed strategic outcomes framework.
- vi. Identify and manage risks associated with implementing adopted strategies and plans.

- vii. Establish and maintain effective dialogue and relationships (through meetings, forums and other communications) with other related partnerships, agencies and organisations to the support the role of the Committee, including but not limited to:
 - a. Healthy Christchurch (and any similar arrangements in Selwyn and Waimakariri Districts) and other health partnerships
 - b. Safer Christchurch (and any similar arrangements in Selwyn and Waimakariri Districts)
 - c. Greater Christchurch Public Transport Joint Committee
 - d. Canterbury Mayoral Forum
 - e. New Zealand Police and other emergency services
 - f. Tertiary institutions and educational partnerships
 - g. Regeneration agencies, including Ōtākaro Limited and Development Christchurch Limited
 - h. Strategic infrastructure providers
 - i. Government departments
- viii. Undertake wider engagement and consultation as necessary, including where appropriate seeking submissions and holding hearings, to assist the development of any strategies and plans.
- ix. Advocate to central government or their agencies or other bodies on issues of concern to the Partnership, including through the preparation of submissions (in liaison with the Canterbury Mayoral Forum as necessary).

1.3. In undertaking its role and performing its functions the Committee will consider seeking the advice of the Chief Executives Advisory Group.

2. QUORUM AND CONDUCT OF MEETINGS

- 2.1. The quorum at a meeting of the Committee consists of the majority of the voting members
- 2.2. Voting shall be on the basis of the majority present at the meeting, with no alternates or proxies.
- 2.3. For the purpose of clause 2.2, the Independent Chairperson:
 - i. has a deliberative vote; and
 - ii. in the case of equality of votes, does not have a casting vote (and therefore the act or question is defeated and the status quo is preserved).
- 2.4. Other than as noted in this Agreement, the standing orders of the administering Council at the time, shall apply.

3. MEETING FREQUENCY

The Committee shall meet monthly, or as necessary and determined by the Independent Chair in liaison with the Committee.

4. DELEGATIONS

- 4.1. Establishing, and where necessary amending, protocols and processes to support the effective functioning of the Committee, including but not limited to those relating to the resolution of conflicting views, communications and public deputations.
- 4.2. Preparing communication and engagement material and publishing reports relevant to the functions of the Committee.
- 4.3. Undertaking engagement exercises in support of the terms of reference and functions of the Committee
- 4.4. Making submissions, as appropriate, on Government proposals and other initiatives relevant to the role of the Committee.
- 4.5. Selecting an Independent Chair and Deputy Chair in accord with any process agreed by the Committee and the requirements of the LGA 2002.
- 4.6. Appointing where necessary up to two additional non-voting observers to the Committee.

5. FINANCIAL DELEGATIONS

1. The Committee can make financial decisions within an agreed budget envelope and as long as the decision does not trigger any change to the statutory plans prepared under the LGA 2002, the RMA 1991, and the LTMA 2003.

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Standing Items

1. Apologies

At the close of the agenda no apologies had been received.

2. Declarations of Interest

Members are reminded of the need to be vigilant and to stand aside from decision making when a conflict arises between their role as an elected representative and any private or other external interest they might have.

3. Deputations by Appointment

There were no deputations by appointment at the time the agenda was prepared.

4. Confirmation of Previous Minutes

That the minutes of the Greater Christchurch Partnership Committee meeting held on [Friday, 13 April 2018](#) be confirmed (refer page 9).



Greater Christchurch Partnership

Te Tira Tū Tahī
One Group, Standing Together

Greater Christchurch Partnership Committee OPEN MINUTES

Date: Friday 13 April 2018
Time: 11am
Venue: Council Chamber, Environment Canterbury, 200 Tuam Street

Present

Chairperson Bill Wasley
Members Chairman Steve Lowndes , Environment Canterbury
Councillor Cynthia Roberts , Environment Canterbury
Councillor Peter Skelton , Environment Canterbury
Mayor Sam Broughton , Selwyn District Council
Deputy Mayor Malcolm Lyall , Selwyn District Council
Councillor Mark Alexander , Selwyn District Council
Mayor David Ayers , Waimakariri District Council
Deputy Mayor Kevin Felstead , Waimakariri District Council
Councillor Neville Atkinson , Waimakariri District Council
Mayor Lianne Dalziel , Christchurch City Council
Councillor Phil Clearwater , Christchurch City Council
Councillor Sara Templeton , Christchurch City Council
Dr Te Maire Tau , Te Rūnanga o Ngāi Tahu
Jane Huria , Te Rūnanga o Ngāi Tahu
Tā Mark Solomon , Canterbury District Health Board
(Non-Voting Member) Jim Harland , New Zealand Transport Agency
(Non-Voting Member) Anne Shaw , Department of the Prime Minister & Cabinet

12 April 2018

Aidan Kimberley
Committee and Hearings Advisor
941 6566

The agenda was dealt with in the following order.

1. Apologies

Committee Resolved GCPC/2018/00007

That the apologies from Ivan Iafeta and Gail Gordon, and the apology for early departure from Mayor Lianne Dalziel be accepted.

Mayor Sam Broughton/Deputy Mayor Malcolm Lyall

Carried

2. Declarations of Interest

There were no declarations of interest recorded.

3. Deputations by Appointment

There were no deputations by appointment.

4. Confirmation of Previous Minutes

Committee Resolved GCPC/2018/00008

Committee Decision

That the minutes of the Greater Christchurch Partnership Committee meeting held on Friday, 9 March 2018 be confirmed.

Deputy Mayor Malcolm Lyall/Councillor Mark Alexander

Carried

5 Resolution to Exclude the Public

Committee Resolved GCPC/2018/00009

Part C

That at 11:02 the resolution to exclude the public set out on pages 15 to 16 of the agenda be adopted.

Councillor Neville Atkinson/Councillor Cynthia Roberts

Carried

The public were re-admitted to the meeting at 11:42am.

The Committee requested the minutes to reflect that a briefing was held prior to the formal meeting which was attended by Government Ministers Hon Phil Twyford and Hon Dr Megan Woods. Matters discussed during the briefing included transport, urban development, and regeneration.

Meeting concluded at 11:44am.

CONFIRMED THIS 11TH DAY OF MAY 2018

**BILL WASLEY
CHAIRPERSON**

Item 4 - Minutes of Previous Meeting 13/04/2018

5. Detailed scope for developing the Future Development Strategy

Reference: 18/448593

Presenter(s): Keith Tallentire, Partnership Manager

1. Purpose of Report

Purpose of Report

- 1.1 The purpose of this report is to provide further details on the proposed approach for the development of a future development strategy during the remainder of 2018.

2. Relationship to Partnership Objectives

- 2.1 The Committee resolved at its meeting on 3 March 2017 that a Settlement Pattern Review (SPR) be the first phase of a Strategy Review. A future development strategy is the next phase of the SPR following the preparation of a capacity assessment report.

3. Staff Recommendations

That the Greater Christchurch Partnership Committee:

1. Endorses the proposed approach and scope for the development of a future development strategy, as outlined in this report.
2. Agrees that the development of the future development strategy, and the associated consultation process, occurs using the Local Government Act 2002 and is undertaken in accordance with Part 6 of the Act and the significance and engagement policies of the partner councils.
3. Recommends that upcoming meetings of partner councils ratify this approach and scope and confirm that agreement on the content of the draft future development strategy is delegated to this Committee to enable consultation to occur in August 2018.
4. Notes that the proposed directions and key content of a future development strategy, to be published for stakeholder and public feedback, will be form part of a workshop with the Committee at its next scheduled meeting on 8 June 2018.

4. Context/Background

- 4.1 This Committee received a report summarising the proposed approach to the preparation of a future development strategy at its meeting on 9 March 2018. The report outlined the relationship to the requirements of the National Policy Statement on Urban Development Capacity (NPS-UDC) and the rationale guiding the proposed approach. It set out the key milestones, broad content scope and the anticipated document structure and language to be used.
- 4.2 The Committee resolved to endorse the approach in principle and sought further advice on the detailed scope and key principles, including values and aspirations of mana whenua on which the strategy should be based.

5. Detailed scope and key principles of the Future Development Strategy (FDS)

- 5.1 The detailed scope for the FDS is included as **Attachment A** to this report. The scoping paper includes elements previously summarised and reported to this Committee and provides further detail on process and milestones.
- 5.2 This scoping paper confirms the FDS will be guided by the vision, principles and strategic goals of the UDS, particularly those under the themes of ‘integrated and managed urban development’, and will comprise the integrated land use and infrastructure responses necessary as a result of the findings of the capacity assessment. It cites the principles that shape the FDS as being:
- helps to deliver and aligns with the vision for Greater Christchurch
 - demonstrates a collaborative approach through leadership and partnership
 - integrates, supports and builds on existing strategies and initiatives through an efficient, fit-for-purpose and holistic process
 - enables an agile and evolving approach to respond to changing Government policy, changes arising from the drivers and disruptions that may influence urban development, and further longer term spatial planning following the adoption of the FDS
 - maximises alignment with the NPS-UDC requirements
 - is informed by a robust evidence base and feedback from stakeholder and community engagement
- 5.3 Te Rūnanga o Ngāi Tahu has arranged for staff from Mahaanui Kurataiao Limited to assist where required in the development of the FDS and this will enable consideration of how the values and aspirations of mana whenua are incorporated within the document.

Preparation of the FDS

- 5.4 Partner staff have commenced preparation of a draft FDS to meet the project timeframes. The next Chief Executive Advisory Group meeting will receive advice on some of the detailed elements of the FDS and this will be subsequently reported to the Committee. Discussion on the proposed directions and key content for the draft FDS would initially be suited to a closed workshop with the Committee linked to the meeting scheduled for 8 June 2018.
- 5.5 One matter which will require formal resolution will be the establishment and constitution of a hearings panel. Advice on this will be provided to the next meeting of this Committee however it is anticipated that, given the scope of the FDS as outlined, a sub-committee of this GCP Committee will be recommended.
- 5.6 There are significant challenges involved in preparing a draft FDS and final FDS by the end of 2018 and so some issues may be better deferred to allow for further work to continue following adoption of the FDS.
- 5.7 The GCP delegations allow for this Committee to initiate the consultation process and this is outlined in the Committee terms of reference. However, to ensure robust decision-making it is recommended that upcoming meetings of partner councils ratify the approach and scope as outlined in this report and confirm that agreement on the content of the draft future development strategy is delegated to this Committee. Discussions with the Partnership legal counsel have informed this approach. Full ratification of the final FDS document will be sought from partner governance following endorsement by this Committee in December 2018.

- 5.8 Agreement on the content of the draft FDS will then be sought at the meeting of this Committee on 13 July 2018, to enable consultation to commence throughout August. Partner staff will be integral to the preparation of draft FDS and briefings with partner governance can occur prior to and if necessary following this meeting.
- 5.9 The FDS process, content and timeframes may also be influenced by ongoing discussion, through this Partnership and by other high growth councils, with officials and Ministers with regard to the NPS-UDC requirements.

Attachments

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A ↓	Future Development Strategy scoping paper (May 2018)	16



Future Development Strategy scoping paper

Updated May 2018

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1. Executive Summary

This Future Development Strategy (FDS) scoping paper has been prepared in response to a CEAG direction to complete the preparation of an FDS document by December 2018 in time for seeking approval at the meeting of the Greater Christchurch Partnership Committee scheduled for 14 December 2018.

The CEAG direction also stated that this work should be completed within the existing budget of the Partnership.

In order to meet this requirement the FDS will need to be prioritised primarily on NPS-UDC matters. The starting point for the FDS are the agreed UDS strategic goals and statements on desired urban form contained in the therein.

The proposed approach in this scoping paper is that:

- A draft FDS document will be prepared for CEAG consideration at its meeting on 27 June 2018 and subsequently the GCP Committee on 13 July 2018. A submission period throughout August will be followed by hearings, deliberations and recommendations to inform preparation of a final FDS document.
- The front section of the FDS document will outline the full context and current environment in which the SPR is being undertaken, including the long term urban development outcomes sought and already detailed in the UDS, and the unique post-earthquake circumstances relevant to Greater Christchurch.
- It will explain the focus for this FDS, being the short to medium term capacity issues to be resolved, with wider matters identified in an implementation section for further action subsequent to the completion of the FDS.
- Minimum targets for housing at a Greater Christchurch and territorial authority level will need to be identified as far as possible through the FDS in order to align with the NPS-UDC requirements, but the locations for long term development capacity will likely not be more detailed than reaffirming the urban consolidation and centres based principles of the UDS at this stage.
- A related workstream will prepare a robust evidence base sufficient for the GCP Committee to consider any more immediate changes to RMA documents. A decision on this matter is preferably required ahead of finalising the FDS document in December so that any changes can be included, if agreed, as an identified planning responses in the FDS.
- The development of the future development strategy, and the associated consultation process, occurs using the Local Government Act 2002

The work to complete the FDS and its associated implementation programme will link with and support related processes underway or planned, including:

- i. District Plan Reviews, any more immediate changes to RMA documents and a full CRPS Review
- ii. Long Term Plans (LTPs) and infrastructure strategies
- iii. Regional Land Transport Plan (RLTP) and Regional Public Transport Plan (RPTP)
- iv. Central City and Ōtākaro Avon River Corridor Regeneration
- v. Kaiapoi and surrounds regeneration
- vi. Coastal hazards planning
- vii. Resilient Greater Christchurch Plan initiatives

Reference to emerging Government policy will be also integral to the framing and context for the FDS.

The resulting FDS document, 'Our SPACE: an updated 2018-2048 settlement pattern for Greater Christchurch', will be a short non-technical document, supported by technical appendices where necessary. It will sit alongside the endorsed UDS Strategy documents (2007 and 2016) until such time as these are integrated into a single new strategy document.

The Senior Managers Group (SMG) is responsible for providing advice to CEAG on the progress towards completing the FDS document and will raise matters requiring CEAG direction.

2. Purpose and scope

2.1 Settlement Pattern Review

(Text from existing Project Brief agreed by CEAG in March 2017)

A UDS Update was endorsed by the UDS Partnership in August 2016. The document updates the 2007 Strategy to respond to the significant events and changes that have occurred since its release. The Strategy Update did not attempt to revise the land-use framework set out in the Land Use Recovery Plan (LURP) and included in Chapter 6 of the CRPS. Instead it contained a priority action relating to a comprehensive review of the strategy in this triennium.

The Greater Christchurch Partnership Committee has endorsed the first phase of a strategy review to focus on the settlement planning aspects necessary to meet the requirements of the National Policy Statement on Urban Development Capacity (NPS-UDC).

The primary Settlement Pattern Review project objective is to:

- enable the local authorities across Greater Christchurch to collaboratively review the existing settlement pattern arrangements and ensure they fulfil their statutory obligations under the NPS-UDC.

A further project objective is to:

- ensure appropriate alignment between the Settlement Pattern Review and:
 - the District Plan review underway in Selwyn District
 - the District Development Strategy and District Plan review underway in Waimakariri District
 - the Christchurch District Plan
 - the Greater Christchurch Transport Statement, Regional Land Transport Plan and Regional Public Transport Plan, and
 - the development by councils of 2018-2028 Long Term Plans and 30-year infrastructure strategies.

2.2 National Policy Statement on Urban Development Capacity

The NPS-UDC directs local authorities to provide sufficient housing and business land development capacity to meet demand in the short, medium and long term. Policy PA1 specifies the following requirements for such development capacity by time period:

Short term	Development capacity must be feasible, zoned and serviced with development infrastructure.
Medium term	Development capacity must be feasible, zoned and either: <ul style="list-style-type: none"> • serviced with development infrastructure, or • the funding for the development infrastructure required to service that development capacity must be identified in a Long Term Plan required under the Local Government Act 2002.
Long-term	Development capacity must be feasible, identified in relevant plans and strategies, and the development infrastructure required to service it must be identified in the relevant Infrastructure Strategy required under the Local Government Act 2002.

Policies PA3 and PA4 direct local authority decision-making in a broader sense, linking back to the RMA, including promoting the efficient use of urban land and infrastructure, providing for people's social, economic, cultural and environmental wellbeing, and considering national, inter-regional, regional and district scale costs and benefits, as well as the local effects.

Councils with high growth urban areas in their district are required to implement further policies within the NPS-UDC within stated timeframes.

The key NPS-UDC requirements for high growth councils are:

- commence quarterly monitoring of market indicators by June 2017
- complete a housing and business development capacity assessment by December 2017
- produce a future development strategy by December 2018
- set minimum targets in regional policy statements and district plans by December 2018.

The Partnership has met the first two requirements relating to monitoring market indicators and completion of a capacity assessment (held in draft form at this stage).

NPS-UDC Policies PC12-14 relate to the preparation of a future development strategy (FDS):

- PC12: produce a FDS which demonstrates that there will be sufficient, feasible development capacity in the medium and long term.....and sets out how the minimum targets will be met
- PC13: the FDS shall - identify the broad location, timing and sequencing of future development capacity over the long term; balance the certainty regarding the provision of future urban development with the need to be responsive to demand for such development; and be informed by LTPs and Infrastructure Strategies, and any other relevant strategies, plans and documents
- PC14: in developing the FDS, local authorities shall - undertake a consultation process; be informed by the capacity assessment; and have particular regard to policy PA1.

Guidance on the preparation and content of the FDS was released by MfE/MBIE in December 2017 and has been incorporated into the approach outlined in this scoping document. Draft evaluation criteria based on the NPS-UDC policies and associated guidance was released in March 2018 and has been used to provide a gap analysis of the likely work required to ensure compliance.

2.3 FDS scope

In order for the FDS to be delivered for GCP Committee endorsement in December 2018 the FDS will be prioritised primarily on NPS-UDC matters. The NPS-UDC is focussed on ensuring that housing and business development capacity meets projected short, medium and long term demands for the sub-region.

The front section of the FDS document will still outline the full context and current environment in which the SPR is being undertaken, including the long term urban development outcomes sought and already detailed in the UDS and the unique post-earthquake circumstances relevant to Greater Christchurch. It will explain the identified challenges (drawing from the Outcomes and Challenges briefing paper) and the implications of emerging national policy in this area (see section 3.3).

The FDS document will then seek to outline:

- the findings of the capacity assessment in relation to projected short, medium and long term demand, existing development capacity and potential capacity shortfalls over each time period
- minimum targets for housing for the medium and long term at a Greater Christchurch level and where possible for each territorial authority area within Greater Christchurch
- the required planning responses to address medium term development capacity issues
- a programme of actions to be taken subsequent to the adoption of the FDS that will consider and address wider and longer term planning matters

The Partnership already has a strong planning framework and a good level of consensus as outlined in the UDS, LURP and CRPS. The CRPS identifies the current location, targets and limits of development capacity across Greater Christchurch (including an identified projected infrastructure boundary on Map A).

The identification of specific development needs over the long term is less certain than that required in the medium term and so will correspondingly be less detailed in the FDS. The locations for long term development capacity will likely not be more detailed than reaffirming the urban consolidation and centres

based principles of the UDS at this stage. Macro-issues will adjust future demand projections (including rapid technological change and global economic trends, as well as national migration settings and approaches to regional growth). Local policy responses (such as intensification incentives, public and active transport improvements, and ongoing regeneration activity) will impact the attractiveness of different locations over time.

A further consideration for the FDS will be the funding challenges that may arise, particularly in relation to development infrastructure. While these may be less apparent in the short to medium term they could be considerable over the longer term, particularly in relation to transport infrastructure and achieving NPS-UDC requirements whilst addressing the NPS Freshwater Management and other national objectives.

The FDS will clearly signal the funding challenges arising, and likely to arise, from NPS-UDS compliance. Ongoing work to advocate such matters to Government, and understand the implications of emerging Government policy to address such challenges, will inform longer term FDS directions and may necessitate the need for FDS amendments in future.

It is recommended the development of the future development strategy, and the associated consultation process, occurs using the Local Government Act 2002. The consultation process will comply with Part 6 of the Act and will be detailed further following consideration of the significance and engagement policies of the partner councils.

3. FDS Principles and Outcomes

3.1 FDS Principles

The FDS will be guided by the vision, principles and strategic goals of the UDS, particularly those under the themes of 'integrated and managed urban development', and will comprise the integrated land use and infrastructure responses necessary as a result of the findings of the capacity assessment.

The principles that will shape the approach outlined in the FDS are that it:

- helps to deliver and aligns with the vision for Greater Christchurch
- demonstrates a collaborative approach through leadership and partnership
- integrates, supports and builds on existing strategies and initiatives through an efficient, fit-for-purpose and holistic process
- enables an agile and evolving approach to respond to changing Government policy, changes arising from the drivers and disruptions that may influence urban development, and further longer term spatial planning following the adoption of the FDS
- maximises alignment with the NPS-UDC requirements
- is informed by a robust evidence base and feedback from stakeholder and community engagement

3.2 Integration with other processes

The overall SPR project objectives, and NPS-UDC Policy PC13, seek alignment and integration with related statutory documents. The FDS Guidance confirms the iterative nature of achieving alignment whereby the FDS is informed by the current documents but signals any required changes as part of a section in the FDS on implementation.

District Plan Review and CRPS Changes and/or CRPS Review

DPR processes underway in Selwyn and Waimakariri will need the certainty provided by the FDS to enable them to give effect to the NPS-UDC in the short to medium term through their district plans. The FDS process, and an associated workstream to further investigate the medium term development capacity needs in these Districts, will inform a final recommendation by the GCP Committee whether to notify any more immediate changes to RMA documents. The FDS (and more importantly the actions identified in the FDS but undertaken following its adoption) would then inform a more comprehensive assessment of any CRPS changes to be included within the CRPS review scheduled for notification in June 2022.

Long Term Plans (LTPs) and infrastructure strategies

Council 2018-2028 LTPs and associated infrastructure strategies will have been finalised ahead of the draft FDS. The capacity assessment work has reviewed existing LTPs and draft 2018-2028 LTPs as part of determining current feasible development capacity for housing and business. LTPs have used the same projections as used for the SPR and the capacity assessment has not identified any significant misalignment issues at this point.

Regional Land Transport Plan (RLTP) and Regional Public Transport Plan (RPTP)

Consultation on the draft 2018 RLTP has ended. Business case processes to inform the RLTP are culminating and are linked to a recently prepared Christchurch Transport Investment Story document. Government policy on this issue has been outlined in a draft GPS on Land Transport (see section 3.3. below) and will need to be integrated into the final RLTP. The RPTP is also being reviewed and is expected to be consulted on in August 2018. The strategic transport directions set out in these documents will provide an important contribution to the FDS statements regarding the integration of land use and transport, particularly as they relate to the future provision of public transport in Greater Christchurch.

Central City and Ōtākaro Avon River Corridor Regeneration

Regeneration planning for the Ōtākaro Avon River Corridor has been ongoing during 2017. A draft regeneration plan is likely to be released for consultation in August 2018. While initial investigations have indicated that some residential and business development is feasible within this regeneration area the quantum being considered is not significant compared to the thirty year Greater Christchurch projected demand. Of more interest might be any enduring work and learnings regarding more sustainable, affordable, modular and lightweight construction methodologies that this project might initiate.

Broader 'city-shaping' initiatives arising from final land uses and activities in this area are guided in part by objectives to support central city regeneration and boost the prosperity and quality of life for people in eastern Christchurch. As such this regeneration planning is largely complementary to the SPR and connection and integration can be achieved by supporting statements in respective draft documents.

Kaiapoi and surrounds regeneration

Regeneration activity is also underway in Kaiapoi following the Waimakariri Red Zone Recovery Plan being approved by the Minister in December 2016. The Recovery Plan contains proposed land used and activities for five regeneration areas. At present, the preliminary draft Implementation Plan is being completed and the decommissioning plans for roads and utilities for the regeneration areas are in progress.

Coastal hazards planning

The coastal hazards work to raise awareness of issues and inform the Christchurch District Plan and wider coastal hazard issues is due to commence later in 2018. This will result in a new coastal hazards chapter that was deferred from the DPR process. Similar work is underway in Selwyn and Waimakariri districts. Such investigations are largely complementary to the SPR so long as growth is not directed to high hazard areas. Aspects of the current data will be captured in the SPR through an overview of urban form constraints.

Resilient Greater Christchurch Plan

This plan, adopted by the GCP Committee in 2016, contains a detailed implementation plan. Key projects signalled for 2018 include 'implementing a Future Ready Programme of Action' initiative and 'setting the Infrastructure Resilience Agenda'. The former will have a focus on the impact on the community and workplace of forecast technological, demographic and attitudinal shifts. The latter will drive CCC infrastructure investment decisions so that they align with Council's strategic priorities and leverage opportunities to respond to the range of challenges and opportunities facing the city. The challenges include natural hazards such as earthquakes, climate change, population growth and an aging population as well as increasing infrastructure renewal requirements. The range of opportunities that also need consideration include advances in technology and growth. Both projects can support the development of the FDS and be included with the FDS implementation section.

3.3 Linking with emerging Government policy and other high growth councils

The new coalition Government continues to outline its approach to supporting urban development, transport policy, regional economic growth and local government funding.

Statements and actions to date regarding the Urban Growth Agenda and other areas include:

- support for agreed central-local government spatial planning for key urban areas
- the creation of a new national Urban Development Authority, the Housing Commission
- supporting a boost in housebuilding across the housing continuum through a KiwiBuild programme
- working with Christchurch City Council on a Housing First initiative
- future transport investment increasing the share available for public and active transport and signalling up to \$4bn for mass transit investment in Auckland, Wellington and Christchurch over the next ten years
- pricing mechanisms to capture the full costs of transport and progressive introduction regional fuel taxes
- progressing a manifesto commitment to provide \$300m to maintain city regeneration momentum
- infrastructure funding and financing research and inquiry into local government funding
- legislative reform of the RMA, LGA and LTMA where necessary and following more immediate action.

Government commitment to the more market-driven approaches in the NPS-UDC remains unclear and its willingness to support the use of the RMA streamlined planning process is still in question.

The FDS will need to be flexible to adapt to new Government direction and take advantage of any significant windows of opportunity that may emerge. Some of these points will also have a bearing on the completion of the processes outlined in section 3.2 above.

These matters will also impact other high growth councils required to implement the NPS-UDC so maintaining strong collaboration and alignment with SmartGrowth and FutureProof partnerships throughout the development of the FDS is important.

3.4 FDS process outcomes

Development of the FDS (and incorporating the associated minimum targets outlined in the FDS into the CRPS and district plans) represents the final aspect of the SPR project at this time. As outlined above any further investigations, detailed planning, monitoring and review is part of an implementation phase.

Process outcomes for the FDS are therefore:

- production of a document that aligns well with NPS-UDC Policies PC12-14, addresses the conclusions reached in the capacity assessment work, and signals any further work required on more detailed, longer term or wider urban planning matters
- sufficient planning certainty to inform a ten+ year period for district plan reviews in Selwyn/Waimakariri
- an engagement process that complies with part 6 of the LGA
- partnership unity is maintained through effective partner briefings at key milestones
- completion by December 2018 and remaining within agreed Partnership budgets.

4. Document Structure

4.1 Document title

The Greater Christchurch Urban Development Strategy is the Partnership's strategy to guide growth, enable and manage future urban development and support quality urban environments. The SPR is reviewing the settlement planning aspects relevant to requirements of the NPS-UDC.

The 'future development strategy' terminology is a general term used as part of the NPS-UDC but in the context of Greater Christchurch would likely confuse stakeholders and the community if used as part of the SPR.

For the purposes of the work to complete the FDS the draft and final document title will be 'Our SPACE: an updated 2018-2048 settlement pattern for Greater Christchurch'. Wording will clearly explain that this meets the NPS-UDC requirement, will link the work to the UDS and demonstrate that on adoption it will sit alongside the endorsed UDS Strategy documents (2007 and 2016) until such time as these are integrated into a single new strategy document.

Furthermore, the work will result in a plan that implements the UDS vision and strategy goals so throughout the process the terminology used will be of preparing a 'plan' as opposed to a 'strategy'.

4.2 Document brief

The document brief outlines the nature of the final document and will help guide its preparation:

- approximately 20-30 pages (possibly with an accompanying 4-page summary leaflet)
- non-technical, plain English text with graphics, images, hotlinks etc
- small print run (approx. 400 copies) with widely available electronic PDF
- reference copy distributed to libraries, service centres, etc
- courtesy copy distributed to Partners, Government and key stakeholders
- technical appendices available only in electronic PDF version.

4.2 Document breakdown by section

The document will be broken down into the following sections and sub-sections:

- Executive Summary
- Introduction
 - Upfront story and current environment
 - UDS Strategy context and long term outcomes
 - Settlement Pattern Review overview
 - integration with other processes
 - National context
 - NPS-UDC statutory requirements
- Current position
 - evidence base from Capacity Assessment
 - benchmarking with other high growth areas
 - existing settlement structure, constraints and interdependencies
 - issues, challenges and rationale
- Targets – regional and TA – medium term and long term
- Settlement pattern
 - 1-10 years (detailed)

- 10-30 years (less detailed and primarily principles-based)
- Sequencing
- Rationale, assessments summary, scenario testing
- Consultation overview and response
- Implementation action plan
 - Summary of implementation tools
 - Roles and responsibilities
 - Working with Government on emerging approaches
 - RMA, LGA and LTMA changes required
 - Infrastructure Strategy alignment
 - Non-statutory programme of action
 - Responsiveness approaches
- Monitoring and review
- List of supporting documents and technical appendices

The above breakdown incorporates the requirements of the NPS-UDC Policies PC12-14 and integrates the further detail provided in the NPS-UDC guide on producing a future development strategy. Process

5.1 Process overview

The sequential and/or parallel work components to the FDS are:

1. establish baseline information
2. adopt and use UDS guiding principles, objectives, values
3. identify and outline issues (e.g. constraints, challenges and opportunities)
4. agree minimum housing target – for Greater Christchurch
5. consider any limited further options analysis or modelling to support draft FDS
6. agree minimum housing targets – for territorial authorities
7. formulate future implementation actions
8. prepare draft FDS document and prepare for engagement
9. undertake Council workshops and briefings on draft FDS where possible
- 10. seek GCP Committee endorsement on draft FDS in July 2018**
11. notify draft for submissions period during August 2018
12. organise and undertake Hearings
13. prepare and report on Staff recommendations
14. Panel deliberations and recommendations
15. prepare final FDS document and summary
16. undertake Council workshops and briefings on final FDS
- 17. GCP Committee endorsement on final FDS in December 2018**
18. Council ratification meetings in early 2019

For many elements a large amount of the work has already been largely undertaken and the FDS will draw from this existing information. Examples include:

- Baseline – the housing and business development capacity assessment
- Guiding principles, objectives and values – the UDS principles, strategic goals, and urban form directions
- Issues – the Outcomes and Challenges briefing paper endorsed by GCP Committee in September 2017.

Other elements can draw from work currently underway, including for example:

- Future public transport business case
- Central City housing programme

5.1 Key matters to be resolved

Some elements of the above process will require further clarification, with advice provided to CEAG:

Minimum housing targets for each territorial authority

Minimum targets are required by NPS-UDC Policies PC5-PC11. PC6 requires targets to be set for the medium and long term. Targets must be set and incorporated as an objective in the regional policy statement and district plans by December 2018. The NPS-UDC guidance on minimum targets recommends the following wording:

Objective – Minimum targets for sufficient, feasible development capacity for housing

For the period 2018 to 2048⁸, the minimum sufficient, feasible development capacity for housing is provided in the area defined, according to the table below:

Term	Short to medium term <i>Up to 2028</i>	Long term <i>2028-2048</i>	30-year timeframe <i>2018-2048</i>
Minimum targets	X dwellings	Y dwellings	X + Y dwellings

The Guidance recognises that high growth areas may wish to add more disaggregated targets but does not specify this should happen. This will be a matter for further discussion and advice.

Minimum targets are not intended to be maximum targets to limit urban development. TAs can advance plan changes that enable development capacity beyond minimum targets. However, this may have consequences for the efficient provision of development infrastructure.

Establishing consensus on the nature of minimum targets, any 'allocation' of the regional target to reflect policy intent, and the consequences and perceptions of the final targets will be at the heart of the FDS development.

Implementation actions

The success of the FDS will be in its ongoing implementation. As well outlining the scope of any immediate changes to RMA documents and subsequent comprehensive CRPS Change, the implementation actions will need to detail other wider work required following adoption of the FDS. These actions will draw from work currently underway (such as the Central City Housing Programme), previous LURP actions and UDS actions (2007 and 2010 action plans) that remain relevant, as well as new actions to respond to emerging Government approaches and ensure integration across other processes.

Hearings Panel

This FDS scope allows for a hearings panel to hear submissions on the draft FDS. A panel consisting of GCP Committee representatives is proposed rather than an Independent Hearings Panel, as for example used for the Lyttelton Port Recovery Plan. This is reflective of the level of detail to be covered in the draft FDS and the timeframe and budgetary constraints on completing the FDS.

The exact nature and composition of the hearings panel will need to be agreed by the GCP Committee and can draw on a recent example of its use for the FutureProof strategy review. The Partnership will need to consider the degree to which any independent expertise is part of the hearings panel to minimise potential risks of challenge and support robust decision-making. This will be guided by the extent to which the FDS process is then relied upon for any future CRPS and district plan changes.

Cultural context and integration

The SPR Project seeks to ensure integration of Ngāi Tahu values and aspirations and alignment with the Mahaanui Iwi Management Plan. Te Rūnanga o Ngāi Tahu as a partner organisation will be party to endorsing the FDS. Mahaanui Kurataiao Limited is assisting the development of the FDS to help ensure timely and effective coordination with Papatipu Rūnanga and bring through Ngāi Tahu values and priorities. The recent Whakaraupō/Lyttelton Harbour Catchment Management Plan is seen as an excellent model of the integration of mana whenua values and culture in a 21st century planning document.

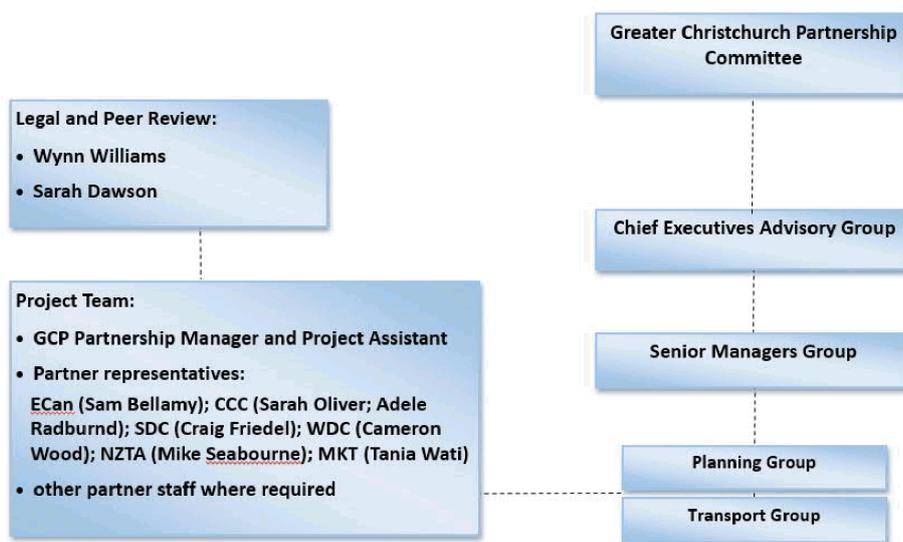
The FDS will also need to consider actions to address issues arising out of the capacity assessment, especially in relation to housing need and the disproportionate percentages of Māori and non-European households in housing need. The FDS can also highlight current and future opportunities to further support kāinga nohoanga in Tuahiwi and papakainga in Rāpaki.

5. Project Management

6.1 Project Team and existing coordination groups

Project delivery arrangements will remain similar to those for the capacity assessment, but with some changes to reflect learnings from that phase and a recent review of GCP SMG and sub-groups.

- a Project Team, comprising partner representatives will perform the day-to-day tasks
- joint meetings of the Planning and Transport Groups will advise on land use and transport integration
- SMG will ensure strategic oversight and provide advice to CEAG
- CEAG will endorse the reporting to the GCP Committee



The role of the SPR Review Group will be assumed by SMG. Input to SMG from those previously on the Review Group will assist with awareness of emerging national policy and initiatives that might inform the FDS, and maintain links with the FDS work of SmartGrowth and FutureProof partnerships.

6.2 Progress reporting arrangements

A monthly Dashboard will be reported to SMG and CEAG, including reviewing project risks and monthly expenditure.

The GCP Committee will only be asked to formally endorse the content of the draft FDS and the final FDS. Most other material will be reported to SMG and approved by CEAG and form part of GCP Committee workshops where necessary.

6. Resourcing and external costs

7.1 Partner staff

Partners will need to nominate representatives from their organisation to be on the Project Team. This might be more than one person (especially for the larger organisations) but consistent involvement throughout the project is essential.

Anticipated partner staff requirement, primarily as part of the Project Team (until at least the release of a consultation document) is:

CCC	3.5 FTE
SDC	0.3 FTE
WDC	0.3 FTE
ECan	1.0 FTE
NZTA	0.3 FTE
Te Rūnanga o Ngāi Tahu (MKT)	0.3 FTE
Regenerate Christchurch/CDHB	0.2 FTE (each)

SMG council representatives have confirmed that this resource is available from their respective organisation. This staffing requirement will be reviewed following the submissions phase at which point the remaining work necessary to complete the FDS process will become clearer.

The Partnership Manager is the Project Leader and basic project management support will be provided by GCP Project Assistant.

7.2 Additional consultant support

Communications advice and assistance will be provided by Grant Mangin (Creative PR)

Anticipated hours: 40 (primarily in May/June and October/November to assist document readability)

No further additional consultant support is anticipated (aside from legal and peer review covered below) but this may depend on the level, expertise and commitment of partner resourcing identified above.

7.3 Modelling and technical expert requirements

No additional modelling or technical work is anticipated to be commissioned as part of the GCP Budget.

Contractors already used as part of the Capacity Assessment included:

- Market Economics (EFM and SDC/WDC growth models)
- Property Economics (retail expenditure model)
- QTP (transport modelling).
- Sarah Dawson (planning) and Geoff Butcher (economic) peer review
- Livingstone Associates: Ian Mitchell (housing demand assessment)

7.4 Legal and peer review

A single peer review and legal review will be undertaken. Periodic and focused legal advice may be necessary and would be in addition to the legal peer review task. To meet budgetary and timeframe requirements this will be undertaken on the draft FDS to enable modifications to be incorporated at an early stage ahead of FDS finalisation.

Timeframe and summary actions to prepare DRAFT FDS document

Week commencing (weeks till consultation period)	Actions	Meeting Milestone	Comments
23 April (14)	<ul style="list-style-type: none"> Joint FDS meeting approves revised FDS scoping paper, subject to minor amendments 	Joint meeting 24 April	
30 April (13)	<ul style="list-style-type: none"> CEAG approves revised FDS scoping paper, subject to minor amendments 	CEAG 2 May	
7 May (12)	<ul style="list-style-type: none"> GCP Committee endorses FDS scoping paper GCP Committee workshop to consider arrangements for Hearing Panel 	GCP Committee 11 May	
14 May (11)	<ul style="list-style-type: none"> SMG agrees advice to CEAG on approach to setting minimum targets SMG agrees advice to CEAG on key directions/implementation actions for draft FDS 	SMG 15 May	
21 May (10)	<ul style="list-style-type: none"> CEAG approves advice to GCP Committee on approach to setting minimum targets CEAG approves advice to GCP Committee on key directions/implementation actions for draft FDS CEAG update on proposed CRPS Change evidence 	CEAG 23 May	
28 May (9)	<ul style="list-style-type: none"> Joint FDS workshop to review draft FDS document (70% complete version) 	Joint meeting 29 May	
4 June (8)	<ul style="list-style-type: none"> GCP Committee workshop on approach to setting minimum targets and key directions/implementation actions for draft FDS GCP Committee workshop to update on proposed CRPS Change evidence 	GCP Committee 8 June	
11 June (7)	<ul style="list-style-type: none"> SMG approves final content of draft FDS document, subject to minor amendments 	SMG 12 June	
18 June (6)	<ul style="list-style-type: none"> Circulate CEAG agenda with final content of draft FDS document 		
25 June (5)	<ul style="list-style-type: none"> CEAG approves final content of draft FDS document, subject to minor amendments 	CEAG 27 June	
2 July (4)	<ul style="list-style-type: none"> Circulate GCP Committee agenda with final content of draft FDS document 		Chair leave 8/7-6/8
9 July (3)	<ul style="list-style-type: none"> GCP Committee endorses final content of draft FDS document finalise draft FDS publication with designers 	GCP Committee 13 July	
16 July (2)	<ul style="list-style-type: none"> receive hard copy draft FDS back from printers 	SMG 17 July	
23 July (1)	<ul style="list-style-type: none"> circulate hard copy draft FDS to libraries and service centres 	CEAG 25 July	
30 July (0)	<ul style="list-style-type: none"> consultation period starts 1 August through to 31 August 		
6 August (+1)	<ul style="list-style-type: none"> 	GCP Committee 10 August	

Timeframe and summary actions to prepare FINAL FDS document

Week commencing (weeks till December Committee)	Actions	Meeting Milestone	Comments
20 August (16)	<ul style="list-style-type: none"> • compile submissions received 	CEAG 22 August	
27 August (15)	<ul style="list-style-type: none"> • compile submissions received • consultation period ends 31 August 		
3 September (14)	<ul style="list-style-type: none"> • compile late submissions received • circulate submissions to Hearings Panel • prepare staff recommendations report on submissions 		
10 September (13)	<ul style="list-style-type: none"> • provide high-level summary of submissions to GCP Committee • staff recommendations report on submissions finalised 	GCP Committee 14 September	
17 September (12)	<ul style="list-style-type: none"> • Hearings on submissions commences • SMG endorses staff recommendations report on submissions 	SMG 18 September	
24 September (11)	<ul style="list-style-type: none"> • Hearings on submissions continues (if required) • CEAG endorses staff recommendations report on submissions • staff recommendations report circulated to Hearings Panel 	CEAG 26 September	
1 October (10)	<ul style="list-style-type: none"> • Hearing Panel deliberations 		
8 October (9)	<ul style="list-style-type: none"> • Hearing Panel deliberations (if required) 	GCP Committee 12 October	
15 October (8)	<ul style="list-style-type: none"> • Hearing panel recommendations report drafted 	SMG 16 October	
22 October (7)	<ul style="list-style-type: none"> • Hearing panel recommendations report finalised 	CEAG 24 October	
29 October (6)	<ul style="list-style-type: none"> • 		
5 November (5)	<ul style="list-style-type: none"> • GCP Committee receive Hearing panel recommendations report 	GCP Committee 9 November	
12 November (4)	<ul style="list-style-type: none"> • Partner governance workshops on Hearing panel recommendations report 	SMG 13 November	
19 November (3)	<ul style="list-style-type: none"> • Partner governance workshops on Hearing panel recommendations report 		
26 November (2)	<ul style="list-style-type: none"> • 	CEAG 28 November	
3 December (1)	<ul style="list-style-type: none"> • 		
10 December (0)	<ul style="list-style-type: none"> • GCP Committee endorses Final FDS document 	GCP Committee 14 December	
17 December (+1)	<ul style="list-style-type: none"> • Councils insert minimum targets into plans using s55(2A) and public notice • Prepare report for partner council ratification of Final FDS document 		

6. Urban Development Indicators quarterly reporting

Reference: 18/446493

Presenter(s): Keith Tallentire, Partnership Manager

1. Purpose of Report

Purpose of Report

- 1.1 The purpose of this report is present recent data on the measures that comprise the Urban Development Indicators reporting as previously outlined to this Committee.

2. Relationship to Partnership Objectives

- 2.1 Priority action B - Monitoring and reporting: to monitor progress of demographic, social, health, economic and environmental changes in Greater Christchurch (UDS update 2016)

3. Staff Recommendations

That the Greater Christchurch Partnership Committee:

1. Receive the information in the Urban Development Indicators report for the period July to December 2017.

4. Context/Background

Urban Development Indicators reporting

- 4.1 Quarterly monitoring of urban development indicators is a requirement of the National Policy Statement for Urban Development Capacity (NPS-UDC).
- 4.2 This Committee received the first such report in July 2017 (comprising data for the period January to March 2017) and the second report in November 2017 (data for April to June 2017). The first report also included the historical trend data back to 2007, subsequent reporting has simply provided quarterly changes, with an intention to draw together quarterly data on an annual basis.

5. Urban Development Indicators: summary for the period July to December 2017

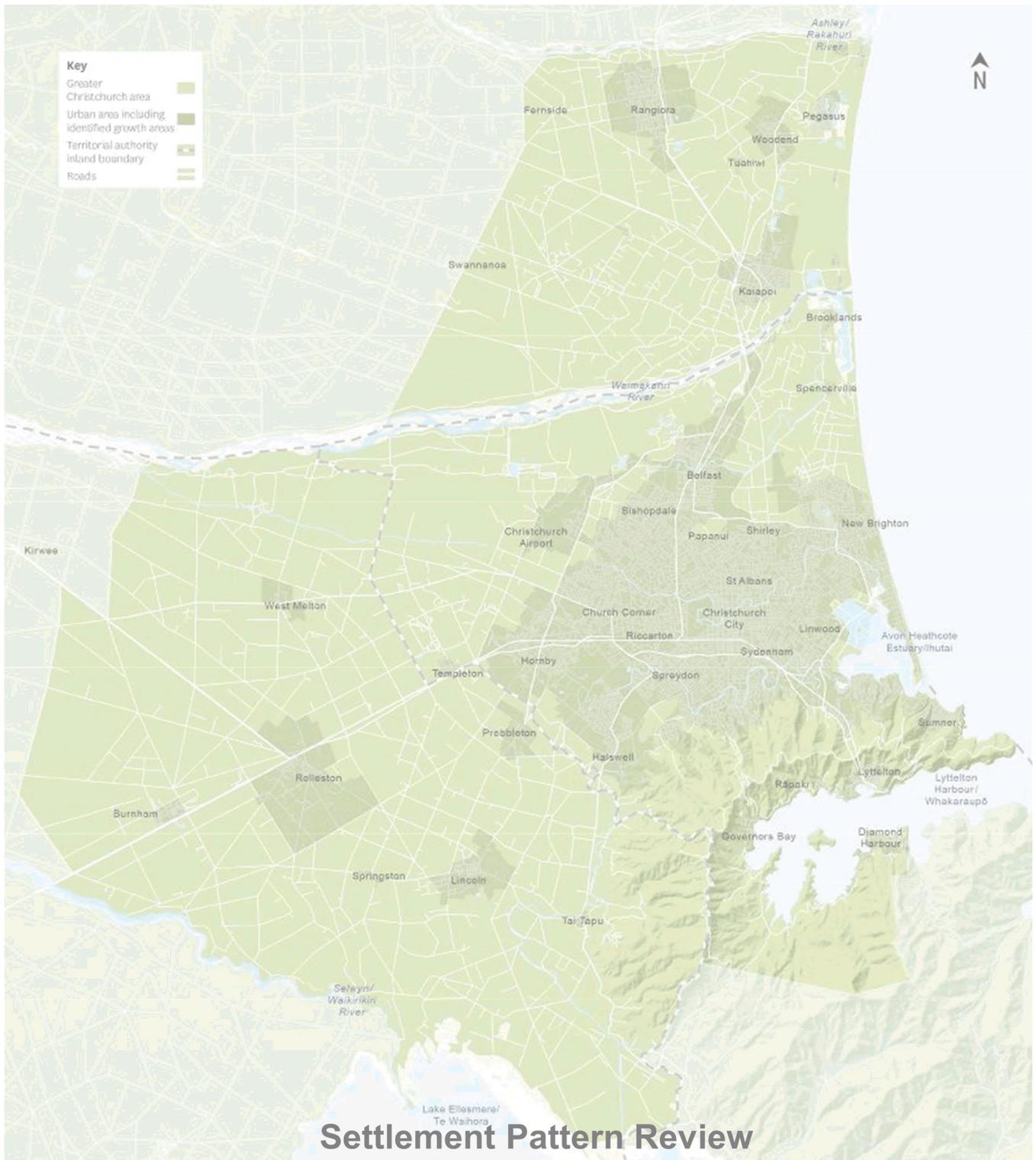
- 5.1 This next report covers the two quarters (July to September and October to December 2017). The report is included as **Attachment A**.
- 5.2 As would be expected, the indicators do not show any significant changes over such short timeframes and are summarised as signalling:
 - demand for residential activities is being met as building construction, subdivision of greenfields and availability of dwellings give householders (home owners and renters) more choice. This has generally lead to a stabilisation of house prices and of market rental rates. Housing for first time buyers is marketed at affordable levels relative to household income.
 - average residential housing construction costs are rising, which may lead to future pressure on new house prices.
 - an oversupply of business floorspace for commercial retail uses, in central locations. Suburban commercial market rents are softening with strong competition from desirable central areas. Central occupier demand is spread thinly over a growing range of options.

- commercial office vacancy is reducing as tenants move to occupy newly built space. This is anticipated to continue. The suburban office market has high vacancy rates, which are anticipated to grow as the attraction of new available central premises attracts tenants with expiring leases.
- construction of new commercial office and retail space is now anticipated to diminish as the rebuild transitions to ongoing business growth construction.

5.3 This report also documents price efficiency indicators recently released for high growth councils by the Ministry for Business, Innovation and Employment (MBIE). At this stage only limited investigation has been undertaken on what such indicators might be signalling in a Greater Christchurch context.

Attachments

No.	Title	Page
A ↓	Urban Development Indicators quarterly monitoring report No.3 and 4 (July to December 2017)	35



Attachment A Item 6

Urban Development Indicators - Quarterly Monitoring Report (Nos.3 and 4)
meeting the requirements of the National Policy Statement on Urban Development Capacity (PB6)

Greater Christchurch Partnership
Covering July 2017 to December 2017



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Executive Summary

This report provides key indicator analysis in response to the National Policy Statement on Urban Development Capacity (NPS-UDC) monitoring requirements, and is designed to keep decision makers well informed about housing and business development markets, and urban development activities, and impacts on capacity for future development.

The report finds that demand for residential activities is being met as building construction, subdivision of greenfields and availability of dwellings give householders (home owners and renters) more choice. This has generally lead to a stabilisation of house prices and of market rental rates. Housing *for first time buyers* is marketed at affordable levels relative to household income.

The report finds average residential housing construction costs are rising, which may lead to future pressure on new house prices.

The report finds that there is an oversupply of business floorspace for commercial retail uses, in central locations. Suburban commercial market rents are softening with strong competition from desirable central areas. Central occupier demand is spread thinly over a growing range of options.

The report finds commercial office vacancy is reducing as tenants move to occupy newly built space. This is anticipated to continue. The suburban office market has high vacancy rates, which are anticipated to grow as the attraction of new available central premises attracts tenants with expiring leases.

The construction of new commercial office and retail space is now anticipated to diminish as the rebuild transitions to ongoing business growth construction.

Introduction

The National Policy Statement on Urban Development Capacity (NPS-UDC), which came into effect on 1 December 2016, identifies the Christchurch City, Selwyn District and Waimakariri District as a high growth urban area (i.e. projected to grow by more than 10% from 2013 to 2023).

As a result, the NPS-UDC requires the relevant Councils (including the Canterbury Regional Council) to provide sufficient development capacity to meet demand for residential and business land over a 30-year period, including 15-20% additional development capacity to ensure there is competition in the housing and business markets.

To determine the required level of development capacity to meet the population growth in the District, the NPS-UDC requires Councils to undertake three key pieces of work. These are:

- quarterly reporting on indicators relating to housing and business development capacity (PB6 and PB7)
- complete a Housing and Business Development Capacity Assessments (PB1)
- prepare a Future Development Strategy (PC12)

NPS-UDC and the Settlement Pattern Review

The NPS-UDC encourages local authorities that have been identified as high growth to work together to implement the requirements of the NPS-UDC.

The four Councils that form part of the Greater Christchurch Partnership (GCP)¹ have been collaborating in this manner since 2004. Over this time, the Partnership has developed the Urban Development Strategy, Land Use Recovery Plan, the Greater Christchurch Transport Statement and a 2016 Update to the Urban Development Strategy.

At its meeting on 7 April 2017, the Partnership endorsed the scope and arrangements for a Settlement Pattern Review that will meet the requirements of the NPS-UDC. The first priority of the Settlement Pattern Review has been to ensure urban development indicators compliant with NPS-UDC requirements are being monitored from September 2017.

The GCP Monitoring Group, comprising staff from the Councils and other partners has developed this quarterly report and provides advice on data to form part of the Settlement Pattern Review.

Requirements of the Quarterly Report

Policy PB6 in the NPS-UDC seeks to ensure that local authorities are well informed about demand for housing and business development capacity, urban development activity and outcomes. The NPS-UDC identifies that Councils shall monitor a range of indicators on a quarterly basis, including:

- prices and rents for housing, residential land and business land, by location and type; and the changes in these prices and rents over time;
- the number of resource consents and building consents granted for urban development relative to the growth in population; and
- indicators of housing affordability.

¹ Previously known as the Greater Christchurch Urban Development Strategy Partnership

The policy encourages local authorities to publish the results of the monitoring under policy PB6. The Partnership is committed to publishing such reports on a quarterly basis on both the Partnership and the individual Council websites.

Third and Fourth Quarterly Report – July to December 2017

This third and fourth combined quarterly report contains updated residential indicators. The residential baseline indicators are comprised of three groups. These are:

- Housing
- Rentals
- Provision of new houses

The business baseline indicators comprise of two groups. These are:

- Employment and Growth
- Supply of Business Space

The indicators are presented in groups to help better identify and understand trends, which will assist in developing an overall picture on what each indicator could mean for the individual local authorities and the Greater Christchurch area.

For each indicator, the data is shown in a graphical format along with an explanation on what the indicator is and the identified source for the data. At the end of each indicator, brief observations are included where appropriate.

For some indicators, to help understand the change over time, information on the most recent period changes have been included along with the previous quarterly report observations. These periods align with the NPS-UDC requirements and are particularly relevant to the Greater Christchurch area to understand the change in the housing and business markets because of the Canterbury Earthquake sequence and the subsequent recovery.

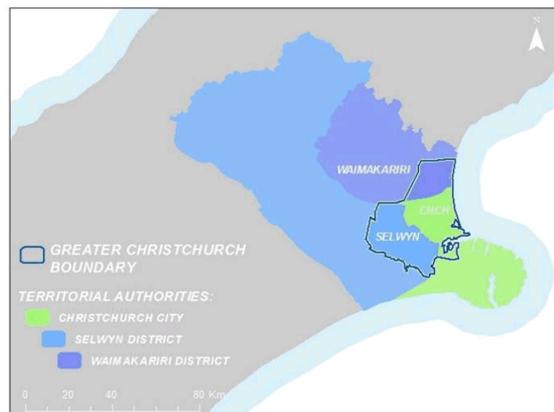
At the end of each group of indicators, there is a summary table outlining the overall trends.

Each of the indicators will have data for Selwyn, Waimakariri, Christchurch and the Greater Christchurch area where available.

Data for each of the individual local authorities will be for its overall District boundaries. However, for the Greater Christchurch UDS area this focuses on the metropolitan urban area of Christchurch and towns stretching from Lincoln, Prebbleton and Rolleston in the south to Kaiapoi, Rangiora and Woodend/Pegasus in the north².

Updating Quarterly Reports

The quarterly monitoring report is a new tool for the Partnership to use to improve



² Data in this report for the “Greater Christchurch UDS” area includes some minor additional data, not part of the geographic area in the Urban Development Strategy, due to the configuration of StatsNZ Area Units.

its understanding of housing and business markets. The Partnership is committed to improving this document over time.

Disclaimer: Information in this report is sourced from a range of organisations, government departments and agencies. Some of the data sets are relatively new and will require further refinement over time. As such the Greater Christchurch Partnership and its constituent partner organisations accept no responsibility for the accuracy of the information provided or how other organisations might use and rely on this information for their decision making.

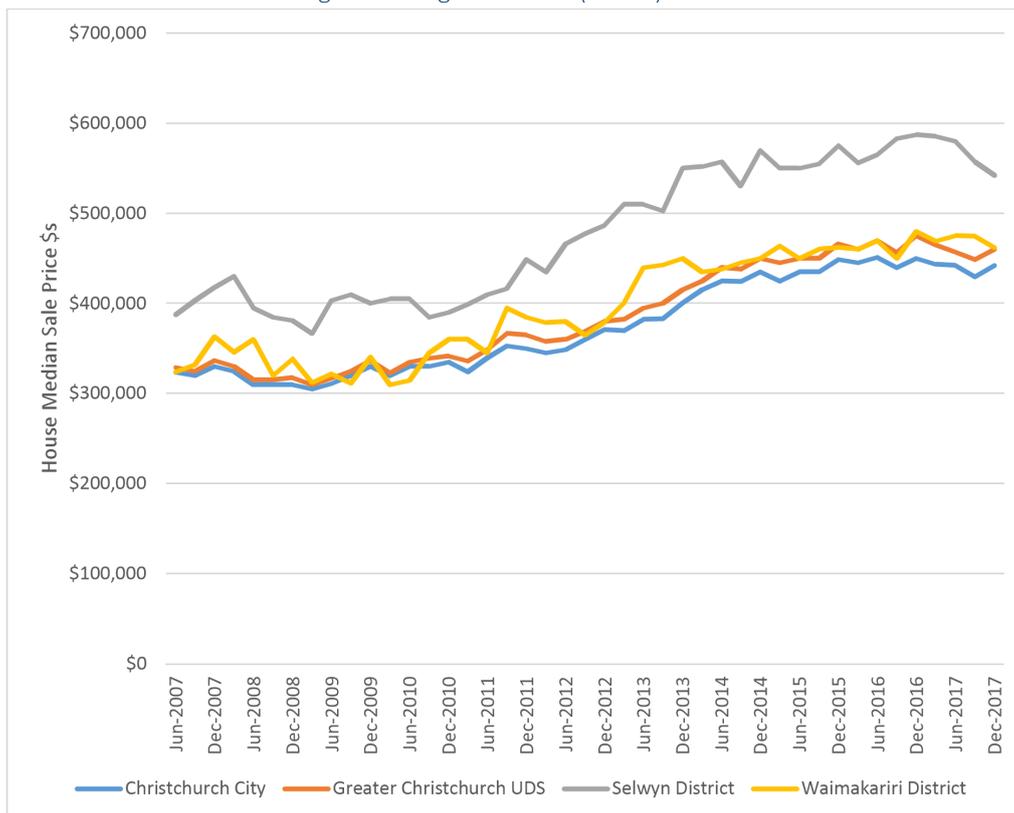
Residential Baseline Indicators

Residential Baseline Indicators

This summary collates information sourced from the MBIE/MfE UDC Dashboard and Statistics NZ which provides freely available information on residential trends on supply and demand, and has been supplemented by specific local authority specific measures of housing capacity.

Residential Indicators - Group 1 – Housing

Indicator 1 - Price for Housing – Dwelling Sales Price (Actual)



Source: Corelogic – MBIE Urban Development Capacity Dashboard

Notes

This indicator shows the median sale prices of residential dwellings sold in each quarter. This median price series is not adjusted for size and quality of dwellings. Prices are presented in nominal terms; they have not been adjusted for general price inflation. The chart is detailed to the end of December 2017.

Observations to September 2017

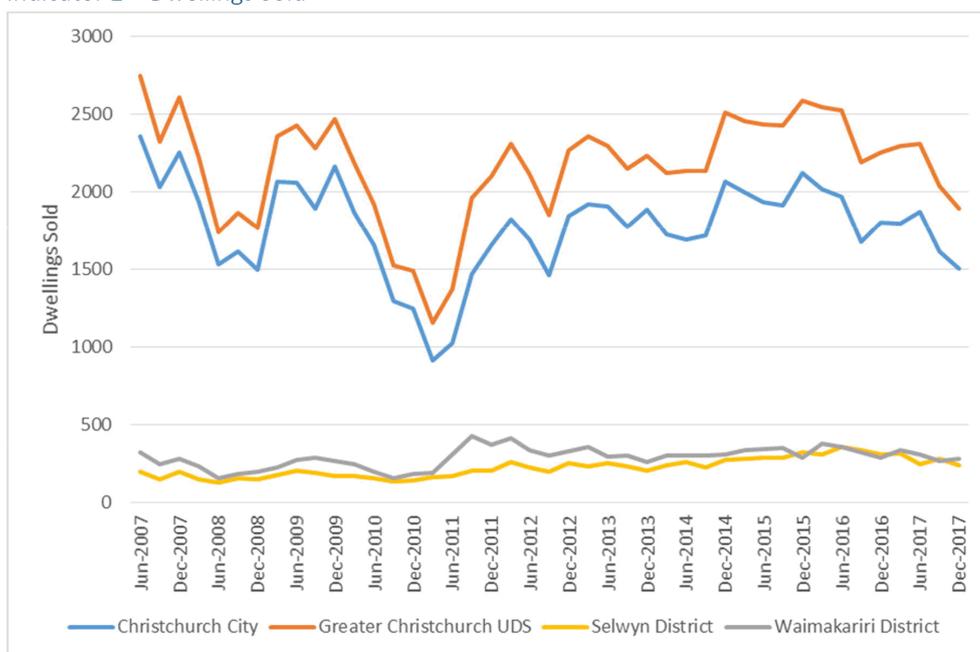
	Sales Price June 2017	Sales Price September 2017	Quarterly % Change (June to September 2017)
Christchurch City	\$442,000	\$429,500	2.8% decrease
Greater Christchurch UDS	\$457,000	\$449,000	1.8% decrease
Selwyn District	\$580,000	\$557,500	3.9% decrease
Waimakariri District	\$475,000	\$474,500	0.1% decrease

Observations to December 2017

	Sales Price September 2017	Sales Price December 2017	Quarterly % Change (September to December 2017)
Christchurch City	\$429,500	\$442,000	2.9% increase
Greater Christchurch UDS	\$449,000	\$460,000	2.4% increase
Selwyn District	\$557,500	\$542,000	2.8% decrease
Waimakariri District	\$474,500	\$462,000	2.6% decrease

There were decreases in average sale prices for the Greater Christchurch area overall between June and September. This was a likely result of the level of demand through the winter season, and of the cooling housing market that was evident nationwide. Increases in the City and Greater Christchurch from September can be attributed to increases in activity in spring after the winter lull and strong sales volumes in the months of October and November (REINZ Monthly Property Report Dec 2017). In Selwyn and Waimakariri, the level of sales prices has potentially reached a peak and is now on a decreasing trajectory. The previous strong growth in the districts may reflect the sales in predominantly new property; current reductions are reflecting the rebalancing of demand with supply.

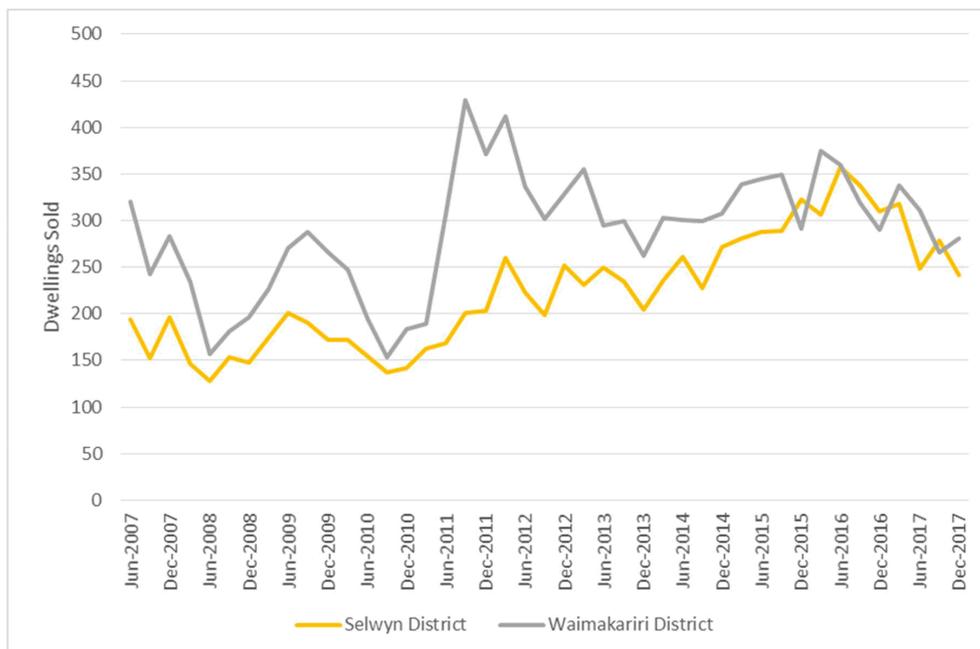
Indicator 2 – Dwellings Sold



Source: MBIE Urban Development Capacity Dashboard

Notes

This is the quantity of all dwellings sold in each local authority. Charts for this indicator are detailed to the end of December 2017



Observations to September 2017

	Dwellings Sold June 2017	Dwellings Sold September 2017	Quarterly % Change (June to September 2017)
Christchurch City	1874	1614	13.9% decrease
Greater Christchurch UDS	2313	2039	11.8% decrease
Selwyn District	248	278	12.1% increase
Waimakariri District	311	266	14.5% decrease

Observations to December 2017

	Dwellings Sold September 2017	Dwellings Sold December 2017	Quarterly % Change (September to December 2017)
Christchurch City	1614	1503	6.9% decrease
Greater Christchurch UDS	2039	1897	7.0% decrease
Selwyn District	278	241	13.3% decrease
Waimakariri District	266	281	5.6% increase

There has been an overall decrease in dwellings sold in Greater Christchurch in the current quarterly period to December 2017. This will relate to the market conditions of Indicator 1. Generally, the number of dwellings traded in the housing market tends to be positively related to the changes in prices. In a housing market with stagnant house prices, the number of dwellings traded tends to decrease. For example in Selwyn there has been a decrease in the amount of dwellings sold over the past twelve months while house prices (shown in indicator 1) have decrease (prices peaked around September 2016). Future quarterly reports will monitor this to note if the number of dwellings sold is now returning to pre-quake numbers or if the number reflects a new normal level.

It is important to note that there are seasonal fluctuations in this data during the year and between quarters, which depend on a range of factors.

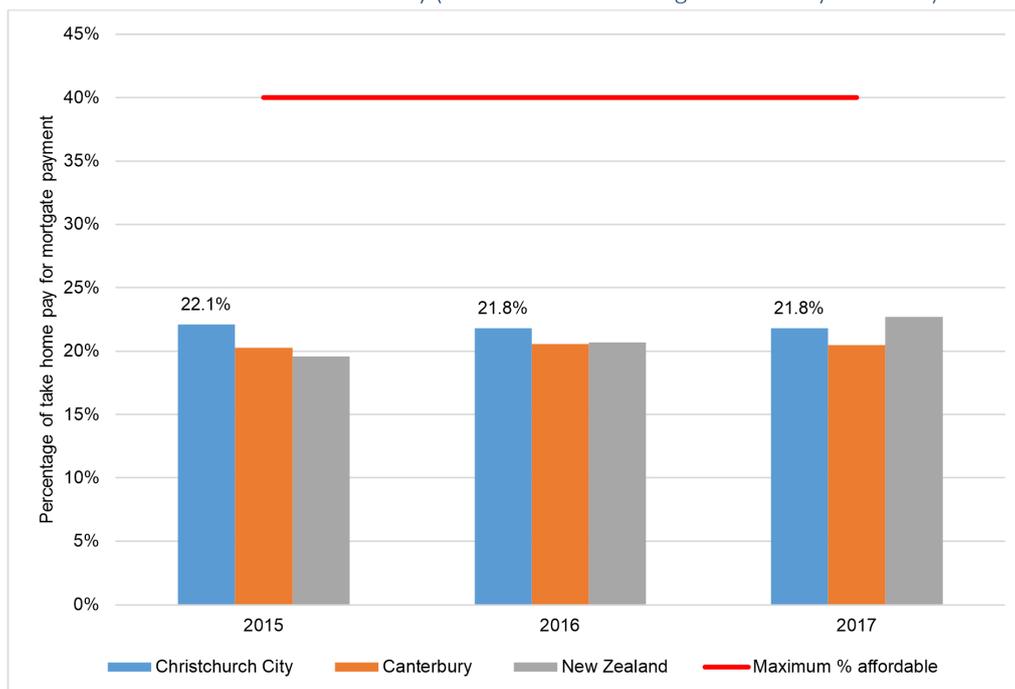
Indicator 3 - Housing Affordability Measure (HAM) – Buy (12 month rolling average)

No further data updates have been produced for the HAM since March 2016

Notes

Review the previously published results and the discussion of limitations to the HAM indicator in the the first quarterly report at: <http://greaterchristchurch.org.nz/assets/Uploads/SPR-NPS-UDC-Quarterly-Monitoring-Report-for-GCP-Committee-final.pdf>

Indicator 3a – Home Loan Affordability (Interest.co.nz Housing Affordability Measure)



Source: Interest.co.nz Home Loan Affordability Report, December 2017 (Christchurch, Canterbury, NZ)

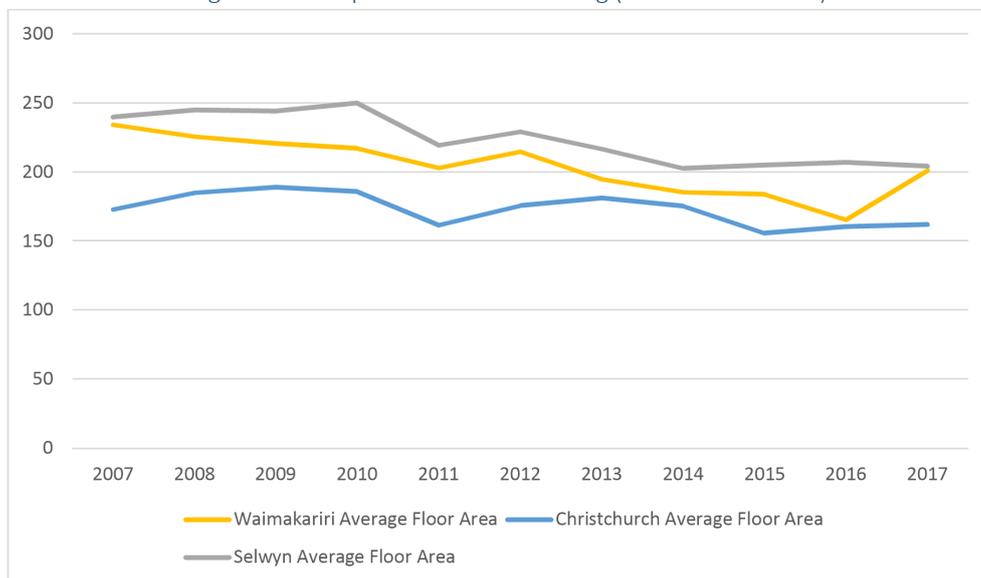
This measure estimates how affordable it would be for a couple, both aged 25–29, and are working full time, to buy a first home at the lower quartile price in the region or town where they live. Affordability is measured as the proportion of take-home pay that is needed to make mortgage payments for a first-time buying household. A value below 40% is considered affordable. This assumes saving a 20% deposit over 4 years accumulated from 20% of their weekly pay, and purchasing a house at the lower quartile price (Christchurch: \$367,000 ; Canturbury \$347,500; NZ \$375,000 in December 2017). On that basis it would be affordable for a young couple earning the median pay rate to buy a lower quartile-priced home in Christchurch/Canturbury. Overall, the affordability of a lower quartile-priced home has had little change since 2015.

Indicator 4 - Land Value as Percentage of Capital Value

Notes

Review the previously published results of this indicator in the the first quarterly report at: <http://greaterchristchurch.org.nz/assets/Uploads/SPR-NPS-UDC-Quarterly-Monitoring-Report-for-GCP-Committee-final.pdf>

Indicator 5 - Average Floor Size per Residential Building (Year to December)



Source: Statistics New Zealand (Infoshare), Greater Christchurch Partnership Monitoring Group

Notes

This indicator is taken from data contained in Statistics NZ Infoshare regarding building consents by territorial authority and selected wards (monthly). The data contains the number, value and floor area of residential building (building consents). Residential buildings are classified as dwellings, houses, apartments, townhouses, units and others, retirement villages, flats, units and other dwellings). From this data, the average floor area for dwellings constructed in a calendar year can be determined. This averaged data is to be computed for the calendar year, except for the report period to September 2017.

Observations to September 2017

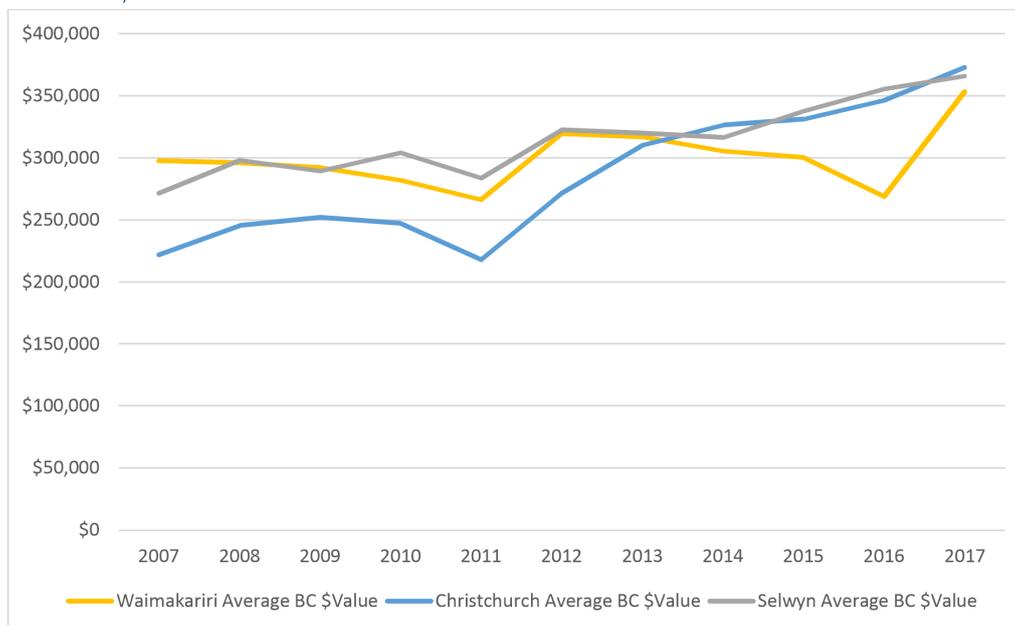
	Current Average Floor Area per Residential Building Sep 2017	Previous Annual Average Value	Floor Size Change Dec 2016 - Sep 2017
Waimakariri District	205m ²	165m ²	39m ² increase
Selwyn District	204m ²	207m ²	3m ² decrease
Christchurch City	164m ²	160m ²	4m ² increase
Greater Christchurch	No Data Available		

Observations to December 2017

	Current Average Floor Area per Residential Building Dec 2017	Previous Annual Average Value	Floor Size Change Dec 2016 - Dec 2017
Waimakariri District	201m ²	165m ²	35m ² increase
Selwyn District	204m ²	207m ²	3m ² decrease
Christchurch City	162m ²	160m ²	2m ² increase
Greater Christchurch	No Data Available		

Over the year to December 2017 Christchurch City and Selwyn average house sizes have reduced where Waimakariri has seen gains in size. This may be due in part to a reduction of retirement sized units being constructed over that period; these would otherwise reduce the average size. The largest average residential buildings are constructed in the Selwyn District, followed by Waimakariri and then Christchurch City.

Indicator 6 - Average Construction Value per Residential Building Dwelling Consent (Year To December)



Source: Statistics New Zealand (Infoshare), Greater Christchurch Partnership Monitoring Group

Notes

This indicator is taken from data contained in Statistics NZ Infoshare regarding building consents by territorial authority and selected wards (monthly). The data contains the number, value and floor area of residential building (building consents). Residential buildings are classified as dwellings, houses, apartments, townhouses, units and others, retirement villages, flats, units and other dwellings). From this data, the average value for dwellings constructed in a calendar year can be determined (subject to the accuracy of the costs identified on each individual building consent). This averaged data is to computed for the calendar year.

Observations to September 2017

	Current Average Value per Residential Building (quarter3)	Previous Annual Average Value	Percentage Change Dec 2016 - Sep 2017
Waimakariri District	\$353,689	\$269,111	31% increase
Selwyn District	\$366,274	\$355,465	3% increase
Christchurch City	\$373,003	\$346,478	8% increase
Greater Christchurch	No Data Available		

Observations to December 2017

	Current Average Value per Residential Building (quarter4)	Previous Annual Average Value	Percentage Change Dec 2016 - Dec 2017
Waimakariri District	\$352,551	\$269,111	31% increase
Selwyn District	\$371,131	\$355,465	4% increase
Christchurch City	\$373,207	\$346,478	8% increase
Greater Christchurch	No Data Available		

For the year to Q4 of 2017, the average construction value of residential buildings in Waimakariri has increased as the consents represent standalone houses, contrasting with the large number of smaller retirement units that contributed to a reduced average to December 2016. For Christchurch, the average value of recorded consents was larger and evenly split between houses and apartments, townhouses and other dwellings resulting in an 8% increase in value compared with 2016. Geotech considerations for foundation construction may be influencing the high price of construction in the City. Selwyn District has consistently had high consent values, and shows parity with the City values at the end of the current monitoring period; the larger size of residential developments in Selwyn, and therefore building materials and labour costs, will be factors contributing to the high values. Ongoing monitoring of this indicator will be important to understand the potential trends moving through 2018.

Summary – Updated Group 1 Indicators

Indicator	Selwyn	Waimakariri	Christchurch City	Greater Christchurch
	Quarterly Trend to December 2017			
1. Dwelling Sales Price	↓	↓	↑	↑
2. Dwelling Sold	↓	↓	↓	↓
3. Housing Affordability–interest.co.nz	N/A	N/A	Static	N/A
4. Land value as % of Capital Value	No update for this quarterly report			
5. Average New House Floor Area	↓	↑	↑	N/A
6. Average Construction Value of Residential Buildings	↑	↑	↑	N/A

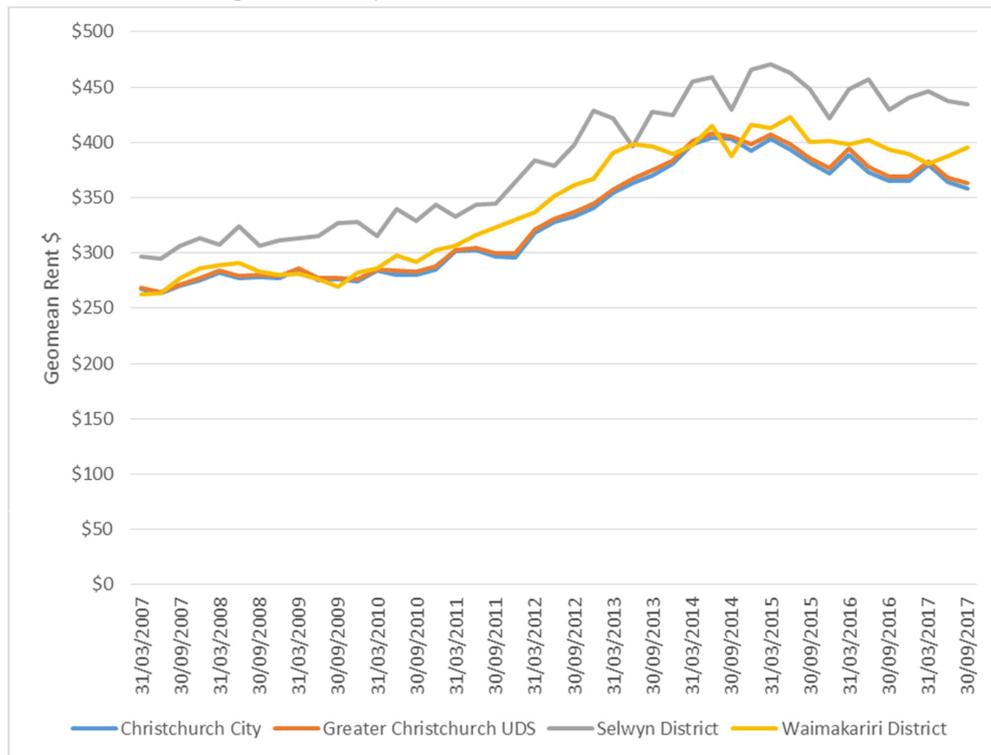
Overall Observations for Updated Group 1 Indicators

Group 1 indicators have shown how complex the housing market is and how challenging it is to scrutinise the data with any certainty on its interpretation. Many of the indicators provide part of the picture, but not enough to understand the reasons behind the different results from each indicator.

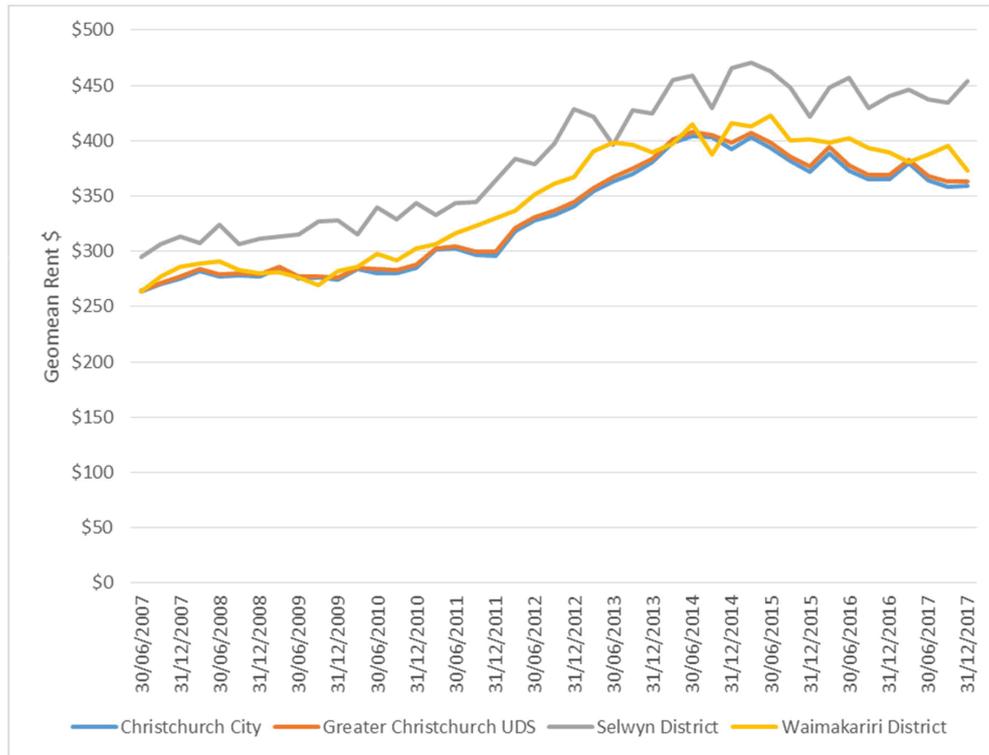
For example, while housing affordability for first time buyers (interest.co.nz measure) indicated a static level since the last quarter, sales prices for dwellings have increased over the same period in Christchurch City, with fewer dwellings sold; this may point to higher value dwellings, not affordable dwellings, forming the majority of sales. In addition, the indicators have shown that there are differences in the housing market values between the districts and the City, although trends are in similar directions. Continued analysis is required to form a more complete picture of property markets and inter-relationships between Selwyn, Waimakariri and Christchurch City markets and how to interpret the data provided.

Residential Indicators Group 2 – Residential Rentals

Indicator 7 – Dwelling Rents to September 2017



Indicator 7 – Dwelling Rents to December 2017



Source: MBIE Urban Development Capacity Dashboard

Notes

This indicator reflects nominal mean rents as reported in lodged new rental bonds with MBIE. The mean used is a geometric mean. The reason for using this statistic is that rents cluster around round numbers, and tend to plateau for months at a time (spiking up by say \$10 or \$20 at a time). This makes analysis of time series difficult and using the geometric mean is a way of removing this clustering effect. Prices are in nominal terms and are not adjusted for general price inflation. The data is for private bonds only and so excludes social housing.

Observations

Median rental costs have declined in Christchurch, and overall in Greater Christchurch, since the peak of the post quake increases in 2014/15. Rental costs in Selwyn have fluctuated but are on an increasing trajectory. Waimakariri rents reached peak post quake later than the City, but is on a declining trend since 2015.

Indicator 8 – Rental price per dwelling type – Example information for Riccarton and Rangiora/Kaiapoi

Christchurch – Riccarton: Quarter to December 2017					Waimakariri - Rangiora/Kaiapoi: Quarter to December 2017				
Flat					Flat				
Size	Bonds received	Lower Quartile \$\$	Mean Rent \$\$	Upper Quartile \$\$	Size	Bonds received	Lower Quartile \$\$	Mean Rent \$\$	Upper Quartile \$\$
1 bedroom	13	120	220	293	1 bedroom	NA	NA	NA	NA
2 bedrooms	41	312	337	360	2 bedrooms	12	294	316	336
3 bedrooms	8	287	397	489	3 bedrooms	NA	NA	NA	NA
4 bedrooms	NA	NA	NA	NA	4 bedrooms	NA	NA	NA	NA
5+ bedrooms	NA	NA	NA	NA	5+ bedrooms	NA	NA	NA	NA
Houses					Houses				
2 bedrooms	34	325	358	388	2 bedrooms	18	318	334	349
3 bedrooms	40	367	430	486	3 bedrooms	42	364	392	418
4 bedrooms	24	404	511	603	4 bedrooms	12	462	487	511
5+ bedrooms	14	671	795	901	5+ bedrooms	NA	NA	NA	NA

Source Tenancy New Zealand – Market Rent Data – supplied via MBIE.

Notes

Tenancy New Zealand directly collects data as new bonds are lodged with them. Data is confidentialised (“NA”) where there are less than six bonds lodged in an area for any given reporting period. The information contained in Indicator 8 is an example of data Councils can currently source; Rental data by dwelling type is only available for the suburbs within Christchurch and for Rangiora/Kaiapoi urban areas of Waimakariri. Data for townships within the Selwyn District is unavailable at the present time.

Observations

Christchurch rental costs for *flat* type one room accommodation have dropped in the Riccarton area more than other classes of rented accommodation: a 15% reduction in average 1 bedroom flat rents from \$259 to \$220 in the quarter to December. Mean rent for flat type accommodation with multiple rooms has also reduced, but the upper range cost has increased since June from \$472 to \$486 for 3 bedroom flats, indicating higher demand or higher specification supply for that type is pushing prices up. Mean *house* type rent fluctuated in Christchurch over the period; this has reduced across 2 room types, but increased in the 3 or more bedroom categories in the quarter to December. Based on the Waimakariri sample, the districts have experienced marginal increases in flat accommodation prices - \$312 to \$316 average for 2 bedrooms since June. Waimakariri mean rental costs for house category property have varied fractionally up or down depending on the number of rooms available.

Indicator 9 - Housing Affordability Measure – Rents (12 month rolling average)

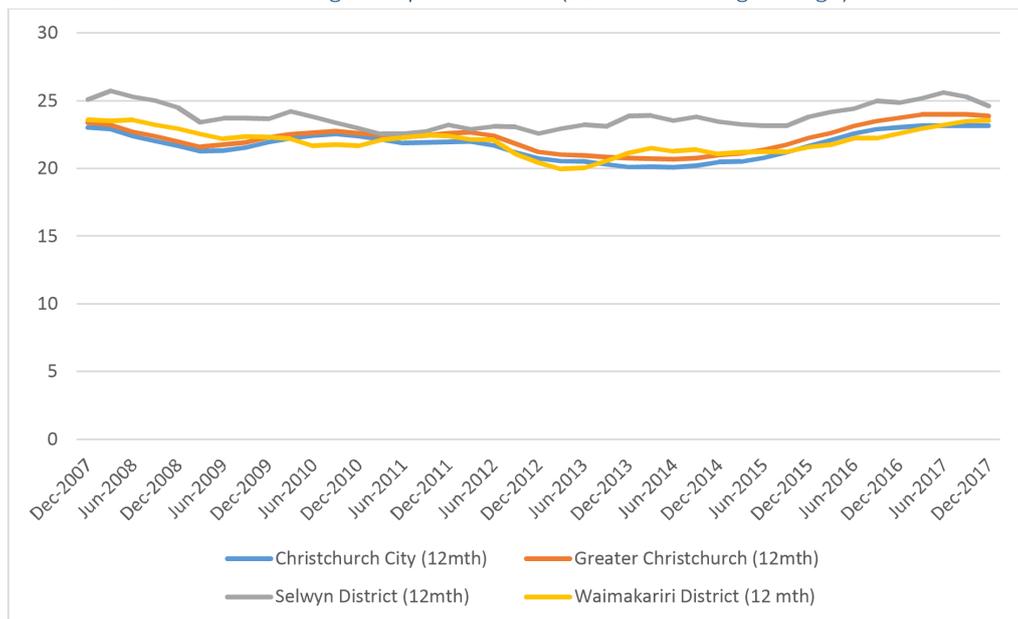
No further data updates have been produced for the HAM since March 2016

Notes

Review the previously published results of this indicator in the the first quarterly report at:

<http://greaterchristchurch.org.nz/assets/Uploads/SPR-NPS-UDC-Quarterly-Monitoring-Report-for-GCP-Committee-final.pdf>

Indicator 10 - Ratio of dwelling sales prices to rent (12 month rolling average)



Source: MBIE Urban Development Capacity Dashboard

Notes

This ratio augments the price and rent indicators by providing data about the relationship between the cost of owning and renting dwellings over time. The lower the value of the ratio the more affordable purchasing a house is relative to the cost of ongoing rent; It indicates changes in the ease of moving from renting to home ownership at current median house prices and rents, and shows trends in investor yields. As an example, in Greater Christchurch in December 2017, a ratio of 24.34 indicates that the price of a median house is 24.34 times the mean annual rent paid. The ratio can be affected by increasing or decreasing values in rent prices and in housing sale median values; it is most effectively analysed when one side of the of the balance is static.

Observations to September 2017

	Ratio dwelling sales price to rent Jun 2017	Ratio dwelling sales price to rent Sep 2017	Quarter % Change (Jun 2017 to Sep 2017)
Christchurch City	23.35	23.07	-1.2% decrease
Selwyn District	25.52	24.70	3.2% decrease
Waimakariri District	23.54	23.10	1.9% decrease
Greater Christchurch	23.88	23.84	0.2% decrease

Observations to December 2017

	Ratio dwelling sales price to rent Sep 2017	Ratio dwelling sales price to rent Dec 2017	Quarter % Change (Sep 2017 to Dec 2017)
Christchurch City	23.07	23.68	2.6% increase
Selwyn District	24.70	22.96	7.1% decrease
Waimakariri District	23.10	23.82	3.1% increase
Greater Christchurch	23.84	24.34	2.1% increase

Christchurch and Waimakariri have both experienced increases in the quarter to December 2017 as a likely effect of the continuing reductions in rent prices through increased developed supply and the stabilisation of house sale price; Selwyn has seen a decrease over the same period, indicating rental prices are increasing relative to the price of housing which is consistent with indicators 1 and 7.

Summary Residential Indicators Group 2

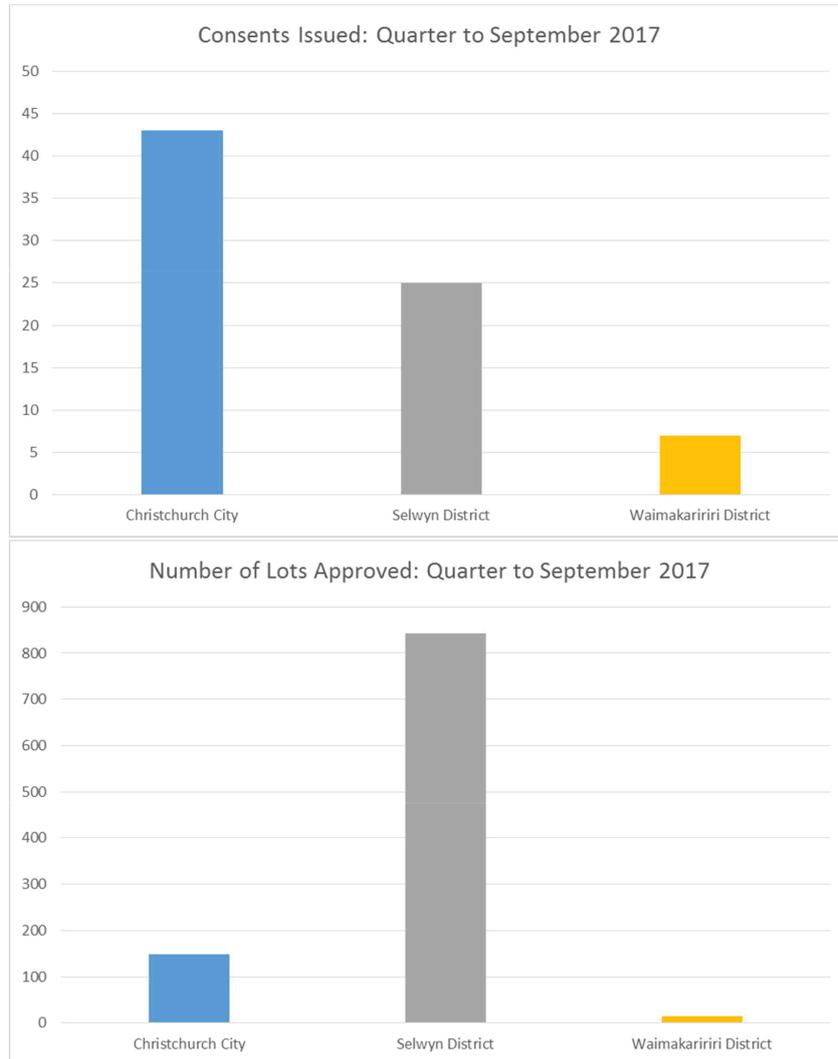
Indicator	Selwyn	Waimakariri	Christchurch City
	Quarterly Trend		
7. Dwelling Rents	↑	↓	↓
8. Rental price per dwelling type	TBD	flat ↑ 2 bedroom house ↑ 3 bedroom house ↓ 4+ bedroom house ↑	flat ↓ 1 or 2 bedroom house ↓ 3+ bedroom house ↑
9. Housing Affordability Measure – Rent	N/A	N/A	N/A
10. Ratio of dwelling sales prices to rent (12mth avg)	↑	↓	↓

Overall Observations for Group 2 Indicators

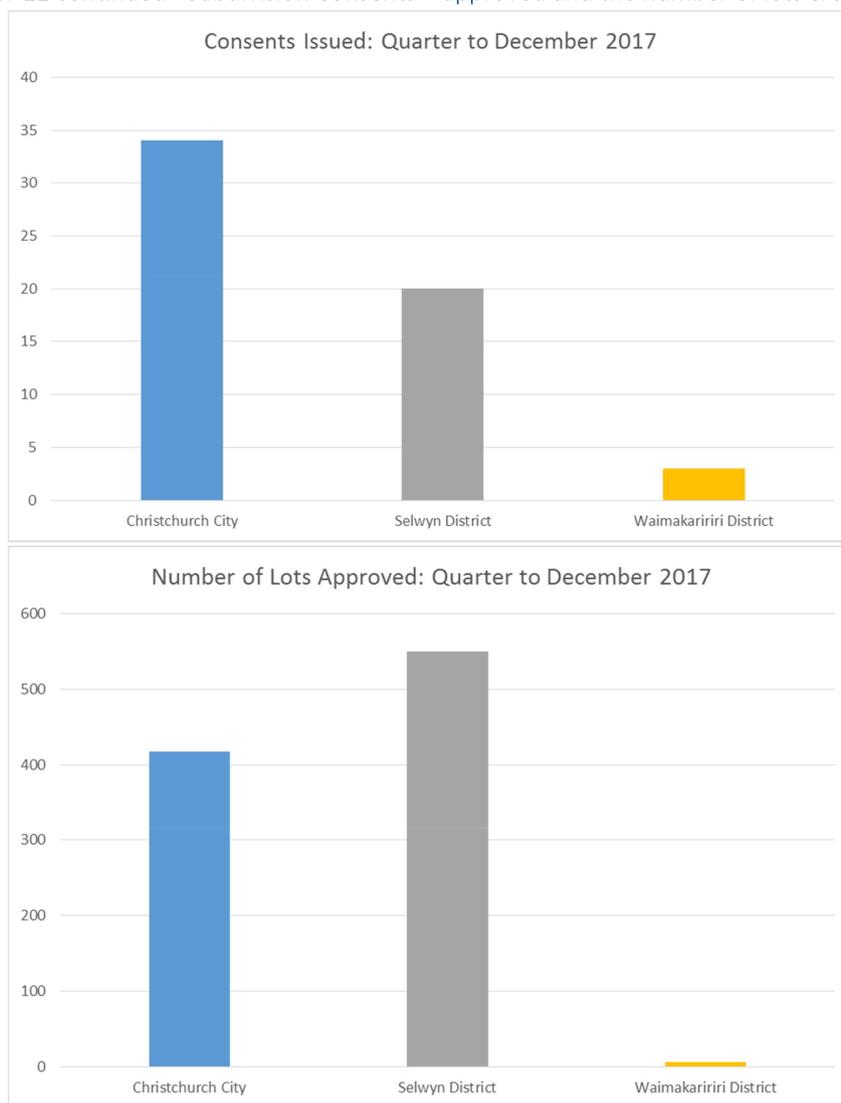
Over the short term, rents have slowly decreased in all of the areas monitored in this report. This is likely due to the amount of supply that has occurred in just a short amount of time, which has contributed to a rebalancing between supply and demand in the housing market and a downward adjustment in rent prices in most areas.

Additional indicators to consider for future monitoring for better understanding of changes in rental prices across a range of suburbs in Christchurch and the towns within Waimakariri and Selwyn Districts (within the Greater Christchurch area).

Residential Indicators Group 3 – Provision of new Houses
Indicator 11– Subdivision Consents – approved and the number of lots created



Indicator 11 continued– Subdivision Consents – approved and the number of lots created



Source: Waimakariri District Council, Christchurch City Council and Selwyn District Council

Notes

Data collected from each Council on the number of subdivision consent applications approved and the number of lots that would be created from these approved consents. The approved consents are for the Greater Christchurch area only.

Observations

Selwyn district has the highest number of new sections approved through a small number of issued consents. This is consistent with the ongoing high population growth in the district. Christchurch is the next highest level which reflects its larger proportion of the Greater Christchurch population. Some caution is required in making generalisations on capacity through number of new sections as significant developments, such as retirement villages, may not subdivide into individual lots, but rather manage a large number of units under a single entity. The number of cross lease and unit title subdivisions can also add significant dwelling capacity, but is not measured by this indicator.

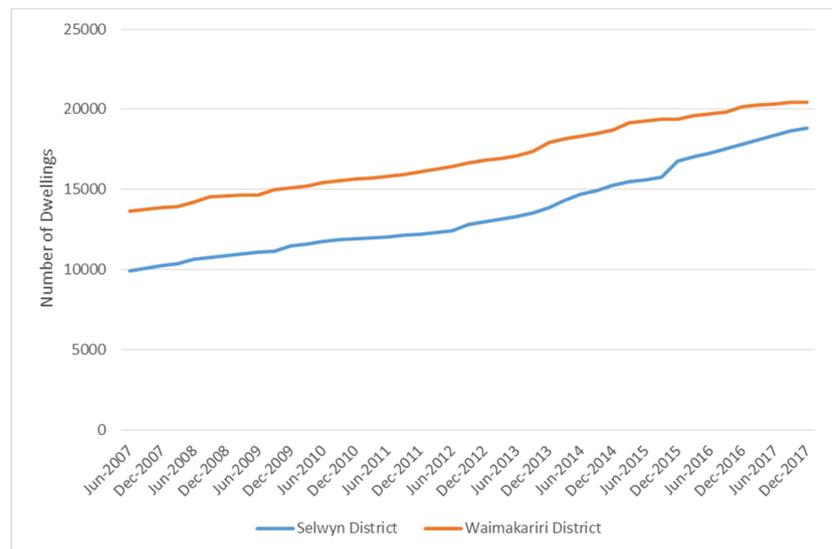
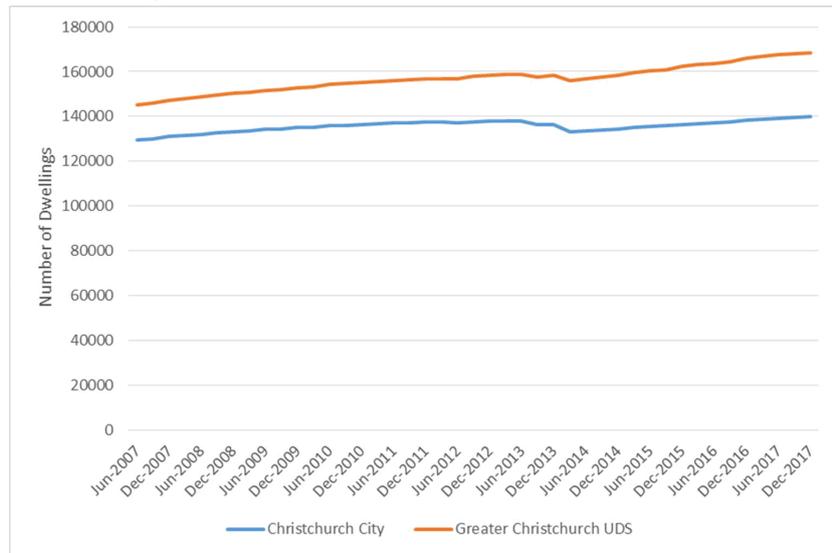
Indicator 12 – New dwelling consents compared to household growth

Notes

Data is only available to March 2016. Review the previously published results of this indicator in the the first quarterly report at:

<http://greaterchristchurch.org.nz/assets/Uploads/SPR-NPS-UDC-Quarterly-Monitoring-Report-for-GCP-Committee-final.pdf>

Indicator 13 – Dwelling Stock



Source: MBIE Urban Development Capacity Dashboard

Notes

This is the estimate of the number of dwellings in each of area.

The housing stock has increased in all areas monitored by this indicator. This is a significant result considering the level of decrease to the dwelling stock because of the impact of the Canterbury Earthquakes.

Observations

	Dwelling Stock September 2017	Dwelling Stock December 2017	Annual % Change (December 2016 to December 2017)
Christchurch City	139,595	139,871	1.1% increase
Greater Christchurch UDS	168,064	168,526	1.6% increase
Selwyn District	18,647	18,818	5.5% increase
Waimakariri District	20,434	20,468	1.5% increase

Summary Residential Indicators Group 3

	Selwyn	Waimakariri	Christchurch City	Greater Christchurch
Indicator	Short Term Trend	Short Term Trend	Short Term Trend	Short Term Trend
11. Subdivisions	No Trend Available			
12. Dwelling Consents / Growth	↑/no new data	↑/no new data	↓/no new data	No data available
13. Dwelling Stock	↑	↑	↑	↑

Overall Observations for Group 3 Indicators

Subdivision and building consents activity continue to contribute to an increase in the number of dwellings. The level of change is evident in the positive changes in both Group 1 and 2 Indicators for housing provision. For example, the slower increase in dwelling sale prices and the reduction in rental cost in the Greater Christchurch area.

Residential Indicators Group 4 – Price Efficiency Indicators

Price efficiency analysis detailed in this section relates to “extended urban areas” as provided by indicators on the dashboard on the Ministry of Business, Innovation and Employment’s website. An extended urban area comprises the full area of territorial authorities that have jurisdiction over an “urban area” as defined by Statistics New Zealand in 2017. Some urban areas cover several territorial authority areas and so all of these are included in the extended urban area. This reflects that fact that urban settlement has created a single housing and labour market crossing the boundaries of these local authorities. So for example, the greater Christchurch extended urban area, “Christchurch”, includes Christchurch city and Selwyn and Waimakariri districts.

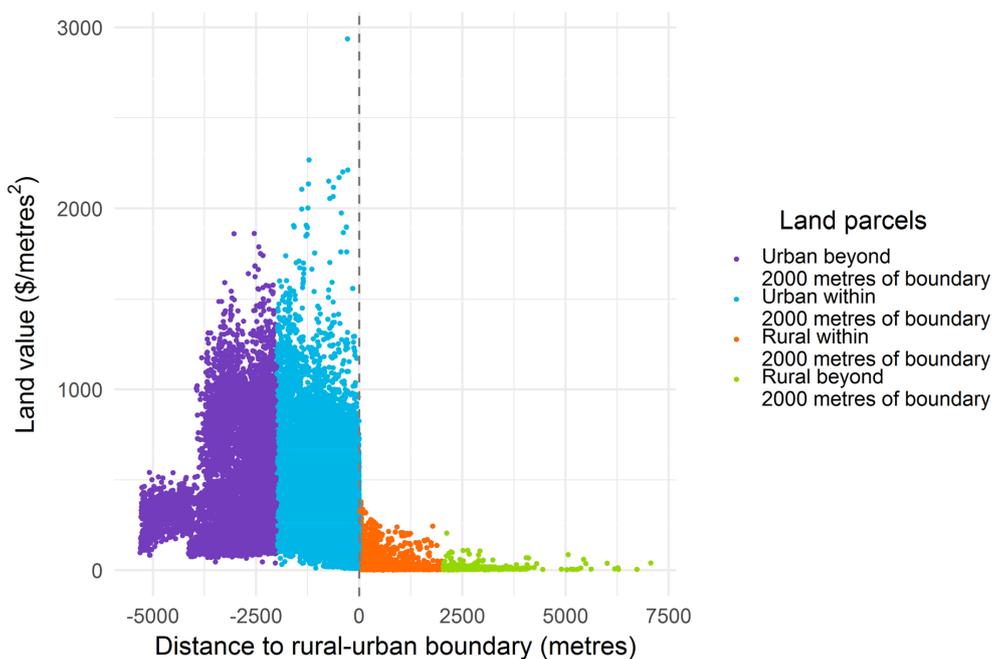
Indicator 14 – Housing price to cost ratio

Notes

Cost efficiency measures have been introduced into the NPS monitoring dashboard; the housing price to cost data is available online and will be summarised in the annual NPS monitoring report as the period covered is not aligned with the current quarterly report quarter (Q4 December 2017)

Price-cost ratios show the extent to which house prices are driven by construction costs versus the cost of land (infrastructure-serviced sections). Over time, except during periods of rapid growth, most areas in NZ show price cost ratios below 1.5. These results suggest a threshold of 1.5, below which land markets are operating well, and above which it appears there are constraints on the supply of infrastructure-serviced sections relative to demand.

Indicator 15 – Christchurch Rural-urban zone boundary land *value* differential



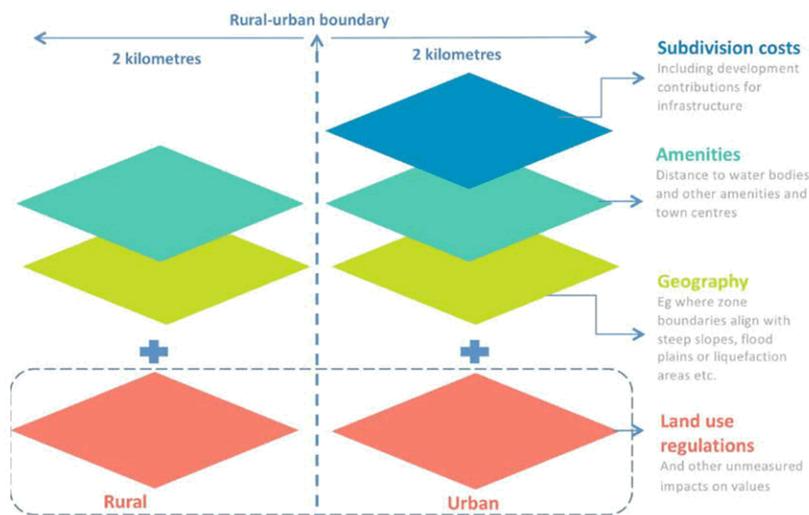
Source: MBIE Urban Development Capacity Dashboard; CoreLogic valuation data 2015/16

Notes

This is a new indicator for efficiency monitoring. The snapshot value is measured at the most recent CCC general valuation in 2016.

The underlying concept of the rural-urban differential is that it should be a ‘like for like’ comparison of the value of similar land parcels that have been zoned for rural or urban uses. If there are large differences in the value of similar sites with different zoning, then it may indicate that urban planning policies and/or infrastructure funding and planning policies result in insufficient development capacity for urban uses.

However, different land parcels are typically not identical – they differ in terms of their location and accessibility to various amenities, their physical geography, and infrastructure servicing. Therefore controls were applied to discount a variety of differences between parcels that may affect their value to obtain a meaningful estimate of land value differentials across rural-urban boundaries.



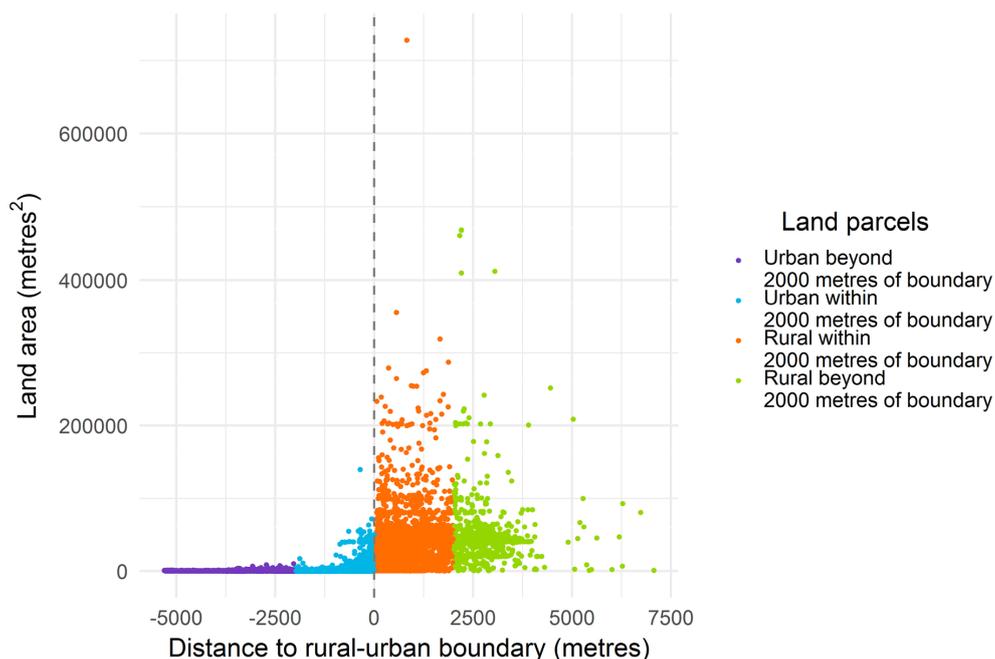
Source: MBIE technical report rural urban differentials

Observations

Christchurch has a distinctive post-quake value profile for urban zoned land due to the westward flight of residents from earthquake damaged and red zoned areas. The value of urban zoned land is persistently high even far from urban centres and close to the rural zones as demand levels for greenfield developments have had a strong influence on the market price of new sections. Urban price levels close to rural zones are, in some cases, explained by the local market nuances of amenity such as Port Hills properties which are adjacent to the rural zone, but command high prices due to the recreational opportunities and views. Urban sites furthest away from the rural zones drop in price, counter intuitive to the expected high prices of more central urban areas, as a likely impact of the geotech conditions of urban land further (east) from the rural zones.

Rural land adjacent to the boundary is geographically constrained as a consequence of slope and hazards (Port Hills), airport operations, quarrying and forest operations (Bottle Lake). As a consequence, the price for rural land follows a more typical profile where the distance away from urban centres correlates with a reduction in land prices.

Indicator 15 – Christchurch Rural-urban zone boundary land *area* differential



Source: MBIE Urban Development Capacity Dashboard; CoreLogic valuation data 2015/16

Notes

This is a new indicator for efficiency monitoring. The snapshot value is measured at the most recent CCC general valuation in 2016.

The graph shows the distribution of parcel sizes around the rural-urban boundary.

Observations

The Christchurch distribution shows that urban land parcel sizes increase near the rural/urban boundary, reflecting the concentric size increases of urban zoned parcels as distance from main centres increases, and the variety of choices that provides. Parcel sizes increase yet further outside the boundary, which reflects the rural zoning restrictions and the absence of urban infrastructure as well as increased prevalence of lifestyle blocks and rural uses.

Business Baseline Indicators

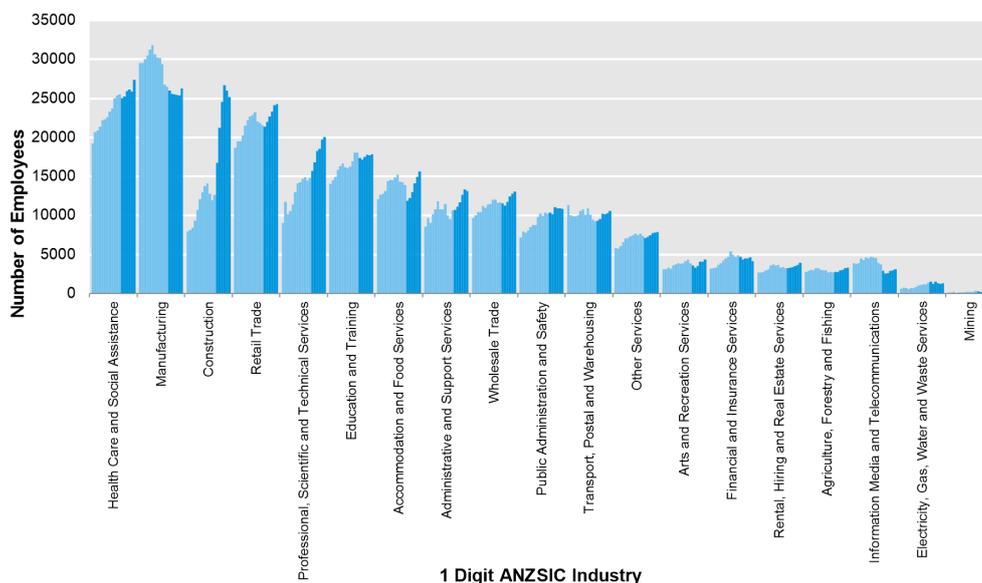
Business Baseline Indicators

This summary collates information sourced from available information on business trends on supply and demand, and specific local authority specific measures of business capacity.

Note: Business Baseline Indicators is limited to Christchurch City only (except Indicator 2).

Business Indicators Group 1 – Employment and Growth

Indicator 1 Business sector employment current economy and recent past



Source: Statistics NZ Longitudinal Business Frame

Notes

The demand for business space is driven by the economic characteristics of the sectors of industry and the level of employment, shown by employee counts. This indicator shows the Greater Christchurch UDS area employee counts from 2000 to 2017 at February of each year.

Observations

Professional services have a strong growth trajectory after the earthquakes of 2010/11, consistent with the additional demand for engineers and consultants. Retail trade experience a decline through the earthquakes period, but is showing strong growth consistent with a growing population, expanding suburban malls and the ongoing recovery of the central city. Health care is showing strong growth with the demand for elderly care increasing in concert with the increase in demand from an aging population. Manufacturing, a large employment sector in the region, is declining but still holds a significant number of jobs for the area.

Indicator 2 Nominal GDP per capita

Notes

Data is only available to March 2016. Review the previously published results of this indicator in the the first quarterly report at:

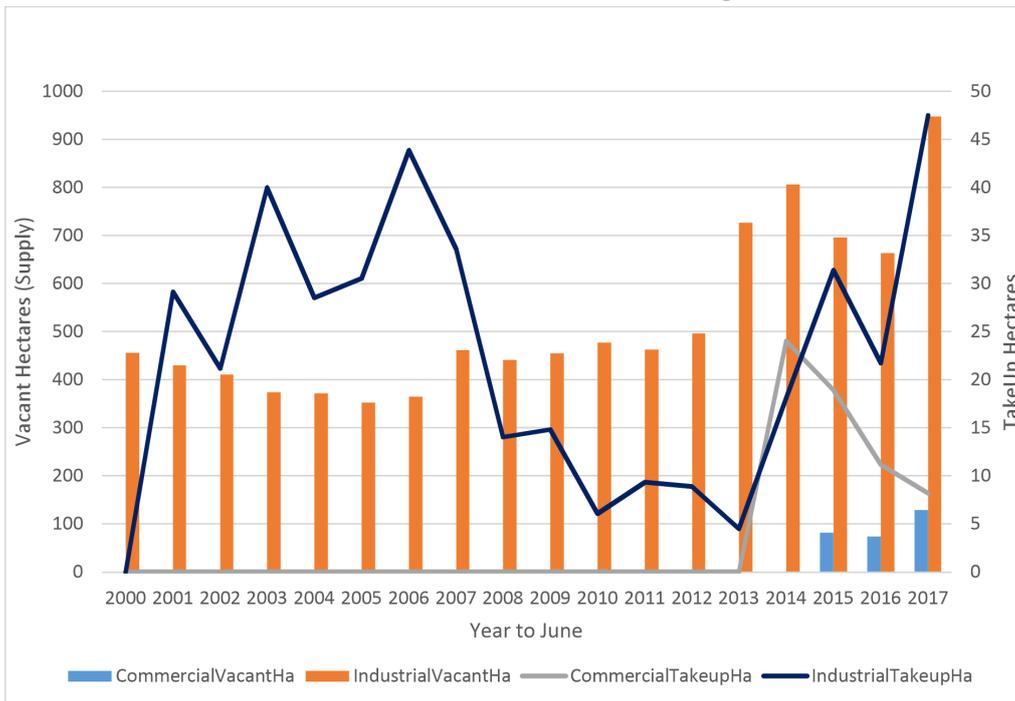
<http://greaterchristchurch.org.nz/assets/Uploads/SPR-NPS-UDC-Quarterly-Monitoring-Report-for-GCP-Committee-final.pdf>

Summary Group 1 Indicators

Indicator	Greater Christchurch	
1. Business sector employment current economy and recent past	Healthcare	↑
	Retail	↑↑
	Professional Services	↑↑↑
	Manufacturing	↓↓
	Construction	→
2. GDP per capita	No new data available	

Business Indicators Group 2 - Supply of Business Space

Indicator 3 Christchurch Commercial and Industrial vacant land register.



Source: CCC Vacant Land Register

Notes

Data collected by the Christchurch City Council based on the ability of bare land to accommodate new construction derived from building consent, building footprint and land parcel data.

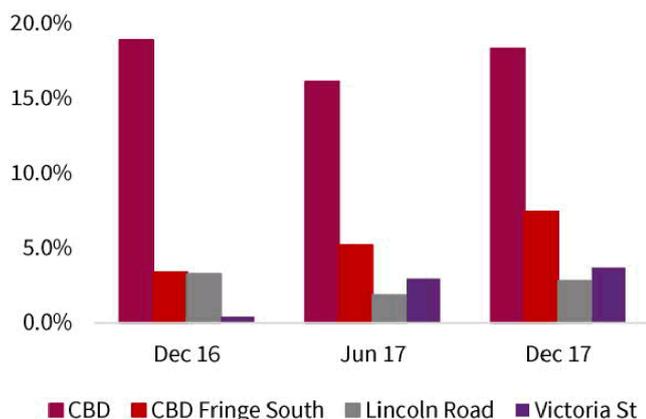
Christchurch City has a significant amount of vacant land zoned for industrial and commercial activity. Commercial vacant land has only been monitored since the Canterbury earthquakes, and shows a gradual increase in numbers as post-quake demolition continues to clear previously established commercial areas.

Observations

	Vacant land Hectares 2014	Vacant land Hectares 2016	Vacant land Hectares 2017	Annual % Change (2016 to 2017)
Christchurch City Industrial	806	664	948	42.8% increase
Christchurch City Commercial	0	74	129	74.0% increase

Indicator 4 Capacity within existing and new built facilities – Retail

Christchurch CBD retail vacancy by precinct



Source: JLL Research.

Notes

New and existing retail space in the Christchurch city area have capacity to fulfil expansion in these sectors. Capacity for growth is high due to oversupply of business/retail space; total stock has increased in all monitored areas. Completions of re-builds and new commissioned retail areas contribute to the high vacancy rate at December 2017. Occupier demand is spread thinly over a growing range of options.

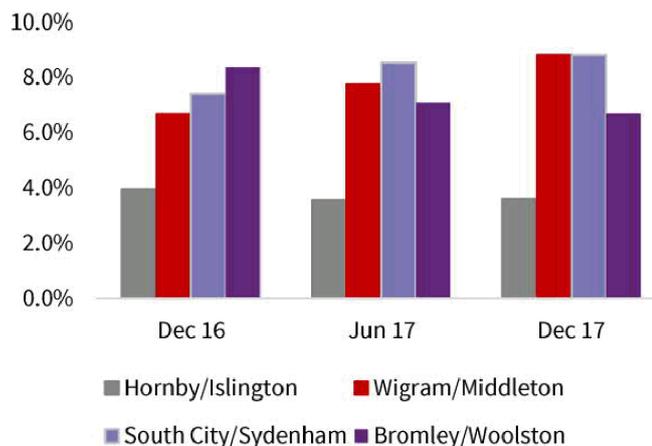
Observations

DATE	CBD			CBD Fringe South			Lincoln Road			Victoria St		
	Total Stock (M ²)	Total Vacancy (M ²)	(%)	Total Stock (M ²)	Total Vacancy (M ²)	(%)	Total Stock (M ²)	Total Vacancy (M ²)	(%)	Total Stock (M ²)	Total Vacancy (M ²)	(%)
Dec-14	22,934	1,110	4.8%	54,773	740	1.4%	46,506	756	1.6%	20,283	950	4.7%
Jun-15	26,801	1,178	4.4%	58,570	740	1.3%	49,767	600	1.2%	19,983	800	4.0%
Dec-15	29,531	1,777	6.0%	60,775	1,137	1.9%	49,657	826	1.7%	18,463	0	0.0%
Jun-16	35,653	1,971	5.5%	60,775	2,346	3.9%	48,457	426	0.9%	19,253	120	0.6%
Dec-16	49,310	9,316	18.9%	74,280	2,511	3.4%	55,250	1,808	3.3%	24,783	100	0.4%
Jun-17	48,816	7,855	16.1%	72,734	3,774	5.2%	54,650	1,008	1.8%	27,645	819	3.0%
Dec-17	62,497	11,441	18.3%	77,494	5,717	7.4%	55,656	1,544	2.8%	27,645	1,029	3.7%

Source: JLL Christchurch Retail Market Data 2H 2017

Indicator 5 Capacity within existing and new built facilities – Industrial

Christchurch industrial vacancy by precinct



Source: JLL Research.

Notes

Hornby/Islington vacancy rates are generally stable, with only modest increases in total stock, indicating that demand in that area is generally satisfied; vacancy in Wigram/Middleton is increasing, alongside increases in total stock in line with the increases in Hornby (~120,000sqm) suggesting that supply is outpacing demand. South City/Sydenham is seeing increasing vacancy in a declining stock base. Woolston/Bromley has a declining vacancy rate, but considered alongside the reduction in the base stock, this indicates a relatively stable demand in the area met with sufficient supply.

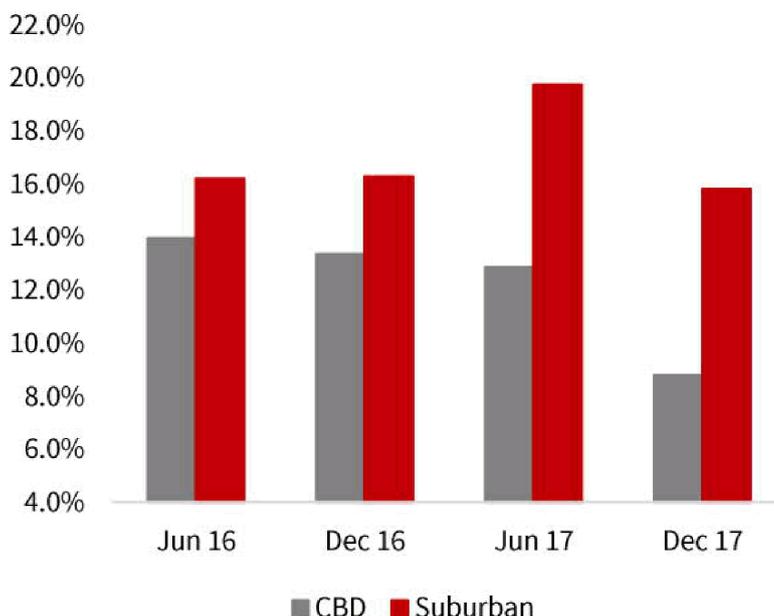
Observations

DATE	Hornby/Islington			Wigram/Middleton			South City/Sydenham			Woolston/Bromley		
	Total Stock (M ²)	Total Vacancy (M ²)	(%)	Total Stock (M ²)	Total Vacancy (M ²)	(%)	Total Stock (M ²)	Total Vacancy (M ²)	(%)	Total Stock (M ²)	Total Vacancy (M ²)	(%)
Dec-14	1,299,738	29,014	2.2%	859,204	12,306	1.4%	479,787	18,967	4.0%	716,100	54,298	7.6%
Jun-15	1,318,113	42,113	3.2%	859,895	26,700	3.1%	470,350	22,877	4.9%	716,025	48,688	6.8%
Dec-15	1,322,052	44,745	3.4%	875,116	24,660	2.8%	463,430	39,021	8.4%	723,653	66,289	9.2%
Jun-16	1,362,280	59,120	4.3%	919,373	45,785	5.0%	454,924	36,508	8.0%	733,079	79,962	10.9%
Dec-16	1,390,515	54,775	3.9%	951,998	65,888	6.9%	460,218	34,079	7.4%	685,715	57,439	8.4%
Jun-17	1,456,740	51,771	3.6%	967,026	74,947	7.8%	466,438	39,789	8.5%	697,120	49,296	7.1%
Dec-17	1,462,466	53,127	3.6%	976,144	85,604	8.8%	468,410	41,025	8.8%	696,346	46,418	6.7%

Source: JLL Christchurch Industrial Market Data 2H 2017

Indicator 6 Capacity within existing and new built facilities – Commercial / Office

Christchurch office vacancy by precinct



Source: JLL Research.

Notes

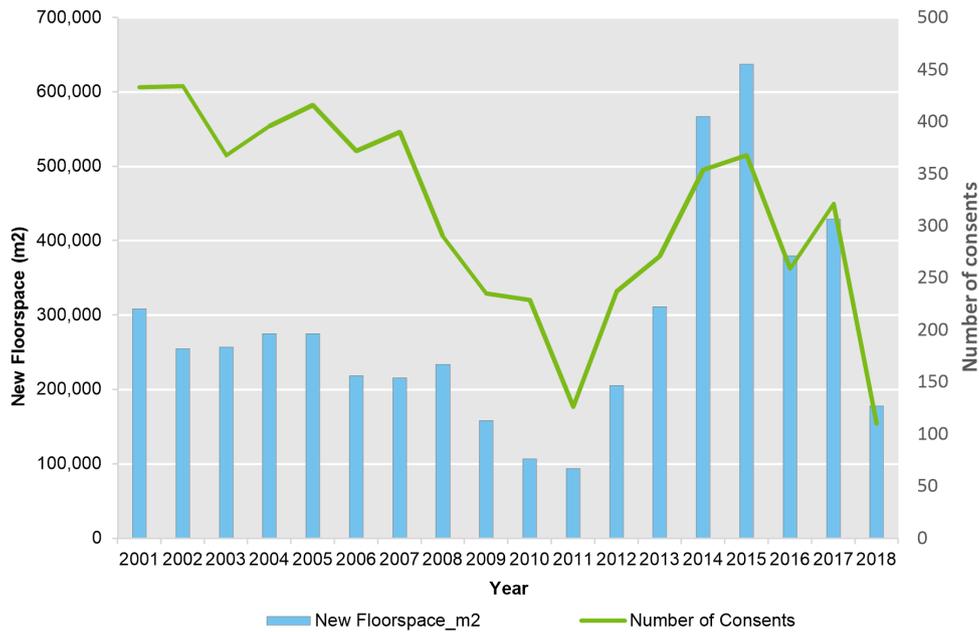
CBD office vacancy is dropping back as tenants occupy newly built space. This trend is anticipated to continue as smaller tenancies are filled and suburban tenants return to CBD locations. The suburban market continues to have high vacancy rates which are anticipated to grow as lease terms expire and tenants have the opportunity to relocate to premium newly built central premises. The suburban market may see price adjustments in rental rates as a response to the growing level of available vacant floor area.

Observations

DATE	CBD			CBD Fringe South			Lincoln Road			Victoria Street			Airport		
	Total Stock (M ²)	Total Vacancy (M ²)	(%)	Total Stock (M ²)	Total Vacancy (M ²)	(%)	Total Stock (M ²)	Total Vacancy (M ²)	(%)	Total Stock (M ²)	Total Vacancy (M ²)	(%)	Total Stock (M ²)	Total Vacancy (M ²)	(%)
Dec-14	46,518	5,048	10.9%	74,541	2,977	4.0%	59,701	408	0.7%	32,578	1,578	4.8%	79,305	5,660	7.1%
Jun-15	64,276	8,348	13.0%	76,261	2,167	2.8%	61,012	3,045	5.0%	45,018	3,308	7.3%	88,560	6,834	7.7%
Dec-15	84,339	15,946	18.9%	84,580	6,377	7.5%	61,012	3,004	4.9%	46,388	3,555	7.7%	88,288	9,165	10.4%
Jun-16	93,338	21,115	22.6%	94,037	6,160	6.6%	68,265	12,935	18.9%	49,655	5,778	11.6%	87,268	12,253	14.0%
Dec-16	126,370	20,569	16.3%	94,792	9,349	9.9%	67,239	16,077	23.9%	41,568	5,168	12.4%	87,268	9,059	10.4%
Jun-17	148,618	22,001	14.8%	92,728	6,641	7.2%	69,251	18,226	26.3%	50,208	8,844	17.6%	86,389	12,444	14.4%
Dec-17	153,903	17,015	11.1%	138,289	4,059	2.9%	60,381	12,222	20.2%	50,208	8,935	17.8%	86,389	10,940	12.7%

Source: JLL Christchurch Office Market Data 2H 2017

Indicator 7 Christchurch City commercial floorspace consented



Source: Christchurch City Council Building Consents

Notes

Christchurch city had experienced increasing quantities of consented commercial floorspace in the years since the earthquakes. These are consistent with the level of rebuild development required to replace the demolished commercial buildings removed post quake. The high numbers are anticipated to diminish as the rebuild phase completes and the construction of new floor area demanded response to growth pressures

Summary Business Group 2 Indicators

Indicator	Christchurch City Direction of change
3. Christchurch Commercial and Industrial Vacant Land	↑
4. Capacity within existing and new built facilities Retail	↑
5. Capacity within existing and new built facilities – Industrial	↑
6. Capacity within existing and new built facilities – Commercial / Office	↑
7. Christchurch City Commercial consented Floorspace (SQM)	↓

7. Canterbury Wellbeing Index - An update

Reference: 18/447781

Presenter(s): Evon Currie, Canterbury District Health Board

1. Purpose of Report

Purpose of Report

- 1.1 The purpose of this report is to provide an update from the Greater Christchurch Psychosocial Governance Group on the Canterbury Wellbeing index.

2. Relationship to Partnership Objectives

- 2.1 This update relates to:

- 2.1.1 *Priority action B - Monitoring and reporting:* to monitor progress of demographic, social, health, economic and environmental changes in Greater Christchurch (UDS update 2016); and
- 2.1.2 The function of this committee to establish and maintain effective dialogue and relationships (through meetings, forums and other communications) with other related partnerships, agencies and organisations to the support the role of the Committee (Greater Christchurch Partnership Terms of Reference, 1.2 vii.)

3. Staff Recommendations

That the Greater Christchurch Partnership Committee:

1. Note that the new Canterbury Wellbeing Index will be released in late 2018.

4. Background

- 4.1 The Canterbury Wellbeing Index was designed by the Canterbury Earthquake Recovery Authority (CERA) to monitor wellbeing and track the progress of social recovery from the 2010/11 earthquakes, using indicators to identify emerging social trends and issues.
- 4.2 The Canterbury Wellbeing Index was first published in June 2013 and was updated and revised annually in 2014 and 2015 by CERA and in 2016 by Community and Public Health, a division of the Canterbury District Health Board, which inherited the production of the Index from CERA (via delegation from the Ministry of Health) when CERA disestablished.
- 4.3 The production of the Index is overseen by the Greater Christchurch Psychosocial Governance Group. The Index is used by the Governance Group, as well as the Psychosocial Committee and government and non-government agencies to inform decision making related to the protection and promotion of wellbeing of the greater Christchurch community.
- 4.4 The Greater Christchurch Psychosocial Governance Group reports on psychosocial wellbeing to the Greater Christchurch Partnership Committee via UDR updates. The Greater Christchurch Partnership Committee also acts as an escalation point for the Governance Group.
- 4.5 Healthy Greater Christchurch, as the group with responsibility for the community and health workstream of the UDS, will use the Index to assist with decision making under this workstream.

5. Review in 2017

- 5.1 The Canterbury Wellbeing Index underwent a review in 2017, so no Index was produced. Instead, Community and Public Health came together with partner agencies to consider the future purpose and content of the Index within the context of other monitoring activities. The review included:
- Research. A review of New Zealand and International examples helped identify best practice for wellbeing monitoring tools and indicators.
 - Survey. A survey of people who use regional monitoring data helped inform understanding of who uses the Index and how, and what kind of wellbeing monitoring tool would be most useful to them.
 - Meetings. Discussions were had with local stakeholders to develop an in-depth understanding of existing monitoring and what would make the Canterbury Wellbeing Index distinct and valuable.
 - Workshop. A workshop was convened to learn more from a wider group of stakeholders about indicators and indicator domains that are locally pertinent and available.
 - Advice. Technical advice was sought from experts about particular indicators and domains.
 - Analysis. Information collected over the course of research and engagement was used to develop a proposal for a revised Canterbury Wellbeing Index.
- 5.2 The review resulted in the following proposal which was approved by the Greater Christchurch Psychosocial Governance Group in December 2017.

Audience	Freely available information for a broad, savvy audience (who may use the information to influence decision making within their organisations).
Geography	Contingent on data availability but initially anchored by Greater Christchurch boundaries (Christchurch, Selwyn, and Waimakariri TLAs). A larger Canterbury boundary (DHB or Regional Council area) may be used where data is not available or sample sizes are too small at the Greater Christchurch level.
Scope	Reflecting the state of our area's wellbeing and that of the people who live here. Including a mix of subjective (self-reported) and objective indicators. Providing breakdowns by gender, TLA or age where relevant and where sample sizes allow. Providing interpretation but not recommendations.
Te Tiriti	Providing ethnicity breakdowns where available and where sample sizes allow. Māori-focused section based on Māori conceptualization of wellbeing and grounded in the Whānau Ora framework.
Format / presentation	On-line presentation. Modular design with a strong base product that could be added to: <ul style="list-style-type: none"> • Domains with a handful of indicators each and short interpretation of data for each indicator and domain • Printable as PDF • Separate metadata and tables of summary data available online.

Frequency	Late 2018 launch of initial revised Index. Data updated annually or less frequently, depending on data availability.
Indicator quality criteria (adapted from Pencheon, 2006)	Indicators will be guided by best-practice: <ul style="list-style-type: none"> • important and relevant (measuring a sufficiently important service or question); • intrinsically valid (measuring what they claim to); • possible (able to be populated with meaningful data); • meaningful (able to detect and display variation, capable of identifying issues that need further investigation, able to be understood and deconstructed to understand the reasons for the results, and able to be communicated to the relevant audience); and • clear (implications need to be clear in terms of timely identification and investigation of issues)
Public health criteria for type of indicators	Public health approach: strengths-based, wellbeing-focus, equity focus.
Initial indicator domains/ measures	Indicator domains reflecting New Zealand and international best practice: <ul style="list-style-type: none"> • Personal wellbeing • Income • Jobs • Education • Health status • Housing • Natural environment • Safety • Social capital (including relationships) • Civic engagement • Built environment <p>Incorporating many indicators from the previous Index and including some new indicators.</p>

6. Production in 2018

- 6.1 In 2018, an Index production team from within Community and Public Health will:
- Determine the final selection of indicators within each domain in consultation with Statistics NZ and key data provider agencies
 - Determine the final selection of indicators within the Maori-focused framework in consultation with Ngai Tahu and Te Putahitanga
 - Develop a web-based platform
 - Request data from Statistics New Zealand and partner agencies, where data is not already available on-line
 - Analyse the data, including equity breakdowns where the data allows this, and including statistical significance testing where feasible
 - Write summaries of the data at indicator and domain level.

The new Canterbury Wellbeing Index will be released in late 2018. The Greater Christchurch Partnership will be informed of the release of the Index.

Attachments

There are no attachments to this report.

8. Urban Development and Regenerate Update - April 2018

Reference: 18/427789

Presenter(s): Keith Tallentire, Partnership Manager

1. Purpose of Report

- 1.1 The purpose of this report is to provide the Committee with an update on current urban development and regenerate actives across the Greater Christchurch area.
- 1.2 These updates are compiled monthly and collate contributions from partners and government departments. The update will be published on the [Partnership website](#) once received by the Committee.

2. Staff Recommendations

That the Greater Christchurch Partnership Committee:

1. [Receive the attached Urban Development and Regeneration Update April 2018.](#)

Attachments

No.	Title	Page
A ↓	Urban Development and Regeneration Update - April 2018	76

Urban Development and Regeneration Update

April 2018



Agency	Programme	Update
Regenerate Christchurch	Central City	<p>We are finalising the draft Vision for Cathedral Square for the Minister for Greater Christchurch Regeneration, the Mayor and Council. We are exploring funding options to deliver the vision.</p> <p>We have completed an initial review of the Christchurch Central Recovery Plan and associated strategic documents. The assessment of current progress is under way and draft advice for the Minister for Greater Christchurch Regeneration and the Mayor is being prepared.</p>
	Ōtākaro Avon River Corridor Regeneration Area	<p>On 10 April we announced that bold environmental leadership underpins our selection of the refined shortlist of land use options for the Ōtākaro Avon River Corridor Regeneration Area, and our planning for the future use of the land.</p> <p>We announced an 11-kilometre Green Spine, with improvements to water quality and the environment will be strongly considered in the refined shortlist of land use options, ahead of a major public exhibition.</p> <p>On 24 April we announced details of the public exhibition of the refined shortlist of potential land use options for the Ōtākaro Avon River Corridor. The exhibition will be held 26 May to 30 June at 99 Cashel St.</p> <p>Regenerate Christchurch will then prepare a draft Regeneration Plan before the end of the year, which will include the preferred land use plan for the Area.</p>
	Southshore/ South New Brighton	<p>The How Team is a locally-led initiative to help connect communities to decision-makers to stimulate more innovative and genuine engagement. The How Team concept was developed by Renew Brighton, with support from the Christchurch City Council, Regenerate Christchurch, Environment Canterbury and other agencies.</p> <p>Regenerate Christchurch contracted the How Team to co-design an engagement plan (with agencies and the community) for the Southshore and South New Brighton Regeneration Strategy.</p> <p>The How Team delivered the co-designed engagement plan at the end of March.</p> <p>A draft technical baseline assessment report is now complete. The report provides an overview of present day risks and realities and will support scenario planning with the community. The assessment:</p> <ul style="list-style-type: none"> • covers social, environmental (including the natural environment), cultural, natural hazards, economic, Crown and Council issues • defines the unique characteristics of the natural environment from a landscape, natural wildlife, cultural and heritage perspective • identifies a range of environmental, economic and social opportunities.

1

	Other opportunities to support regeneration outcomes	<p>Regenerate Christchurch objectives are to lead regeneration and to work with others to achieve regeneration. We are responding to requests from other agencies and from the private sector to facilitate their projects. This may be through advocacy or could use the planning powers available to us in the Greater Christchurch Regeneration Act.</p> <p>A recent example is Regenerate Christchurch lodging a submission in support of a resource consent application for a proposed hotel development on the corner of Cambridge Terrace and Worcester Boulevard. The submission emphasised the importance of this development to the regeneration of the central city.</p>
	Redcliffs School regeneration project	<p>In late January Regenerate Christchurch submitted a proposal to the Minister for Greater Christchurch Regeneration for the use of powers in Section 71 of the Greater Christchurch Regeneration Act to relocate Redcliffs School. The Minister sought feedback on the proposal which includes proposed changes to the Christchurch District Plan that would enable the School to be relocated to Redcliffs Park and the original site converted to a park. The Minister is expected to make a decision by 17 May 2018.</p>
Development Christchurch Ltd	New Brighton	<p><i>Beachside Playground:</i> At the end of the school holidays, the playground will be closed temporarily while some additional improvements are made and artworks installed. The full scope of these improvements are being determined. DCL has also conducted a Residents Survey to establish a baseline of data with will be used to measure the changes and trends as the Regeneration Projects evolve. This survey is the first in a series of annual surveys.</p> <p><i>Christchurch Hot Pools:</i> DCL is preparing to submit consents applications for the hot pools facility. A 12 month construction period is expected after consents have been granted.</p>
	Land development	<p><i>Peterborough Quarter:</i> DCL is continuing to work with the preferred developer on a development agreement.</p> <p><i>Development funding:</i> DCL is continuing to assess options for the Beresford Street and Milton Street sites.</p>
Canterbury District Health Board	Psychosocial Wellbeing	<p>The greater Christchurch Psychosocial Committee and Governance Group meet quarterly. The Committee/Governance Group last met in February/March and will next meet in May/June.</p> <ul style="list-style-type: none"> • The Committee is corresponding with MBIE and DPMC to update their respective entries in the Shared Programme of Action and will hear from these organisations at the next Committee meeting in May. • A member of the Psychosocial Committee encouraged others to submit to the Third International Conference on Wellbeing and Public Policy's call for abstracts. Several members of the Committee are preparing to respond to the call for abstracts and highlight outstanding

wellbeing-related work, such as the 'All Right?' campaign and the Canterbury Wellbeing Index review process. These pieces of work also draw on similar research and practice to the wellbeing work Treasury now has under way.

- We have reiterated our March update below given that we are still awaiting some of the information we have requested from MBIE.

From March:

The greater Christchurch Psychosocial Committee and Governance Group meet quarterly. The Committee/Governance Group last met in February/March and will next meet in May/June.

- *The Committee requested information from MBIE previously provided as part of their responsibilities for Residential Insurance, Rebuild and Repair Progress monitoring.*

We are following up with advice that some of the information be pursued elsewhere:

- *Number and severity of 'call backs'/re-repairs – DPMC (information already provided)*
- *Monitoring of 'as is, where is' properties and any policy regarding LIM/records of house history – TLAs and EQC*
- *An update on the proposed inquiry into EQC – Treasury via DPMC*

The Committee is concerned about the following information MBIE was not able to provide:

- *Any evaluation of the benefits/challenges of cash settlement vs managed repair processes*
- *An overview of how statutes of limitation are being managed*
- *Perspective on any remaining 'recovery' work in the residential repair and rebuild space*

The Committee also wishes to request information from MBIE about how it followed up from the Repair and Rebuild Working Group meetings it convened in 2016.

- *A funder sought the Committee's advice about an earthquake recovery service that will close at the end of June but that is unable to integrate its clients into BAU services or direct its clients to another similar service.*

The Committee sought direction from the Governance Group on this matter, in light of the 'reviewing psychosocial recovery funding' workshop at its March meeting.

- *Several members of the Committee have been involved in the early discussion around establishing the Mental Health Support in Schools Service Level Alliance (SLA). The Committee itself was not approached for advice or input.*

		<p>We will remain updated with SLA activities via Committee members participating in the SLA.</p> <ul style="list-style-type: none"> The Committee reviewed its priorities for 2018. These are outlined below pending the Committee's confirmation. <table border="1"> <thead> <tr> <th>Area</th> <th>Information source</th> </tr> </thead> <tbody> <tr> <td rowspan="5">Populations (from monitoring)</td> <td>Unresolved claims</td> <td>Canterbury Wellbeing monitoring</td> </tr> <tr> <td>Māori</td> <td>Canterbury Wellbeing monitoring</td> </tr> <tr> <td>Health condition/disability</td> <td>Canterbury Wellbeing monitoring; Committee supports Accessibility Charter; children with disabilities excluded from Margaret Mahy playground</td> </tr> <tr> <td>Household income <\$30k/year</td> <td>Canterbury Wellbeing monitoring</td> </tr> <tr> <td>East</td> <td>Other monitoring</td> </tr> <tr> <td rowspan="3">Issues (from monitoring)</td> <td>Damaged environment</td> <td>Canterbury Wellbeing monitoring</td> </tr> <tr> <td>Loss of sport, recreational, cultural, and leisure facilities</td> <td>Canterbury Wellbeing monitoring</td> </tr> <tr> <td>Dealing with EQC/insurance</td> <td>Canterbury Wellbeing monitoring</td> </tr> <tr> <td rowspan="2">Issues (from Committee)</td> <td>Mental wellbeing</td> <td>Committee</td> </tr> <tr> <td>Housing – Health of housing stock</td> <td>Committee</td> </tr> <tr> <td rowspan="3">Approaches</td> <td>Community capacity, capability, confidence</td> <td>Committee</td> </tr> <tr> <td>Collaboration</td> <td>Committee</td> </tr> <tr> <td>Connection</td> <td>Committee</td> </tr> </tbody> </table>	Area	Information source	Populations (from monitoring)	Unresolved claims	Canterbury Wellbeing monitoring	Māori	Canterbury Wellbeing monitoring	Health condition/disability	Canterbury Wellbeing monitoring; Committee supports Accessibility Charter; children with disabilities excluded from Margaret Mahy playground	Household income <\$30k/year	Canterbury Wellbeing monitoring	East	Other monitoring	Issues (from monitoring)	Damaged environment	Canterbury Wellbeing monitoring	Loss of sport, recreational, cultural, and leisure facilities	Canterbury Wellbeing monitoring	Dealing with EQC/insurance	Canterbury Wellbeing monitoring	Issues (from Committee)	Mental wellbeing	Committee	Housing – Health of housing stock	Committee	Approaches	Community capacity, capability, confidence	Committee	Collaboration	Committee	Connection	Committee
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Christchurch City Council	Christchurch District Plan	Currently working on a project to communicate the key changes of the District Plan Review to the public.																																
	South New Brighton and Southshore Regeneration Planning	The draft technical baseline assessment has now been completed. Work is now focused on tasks for Stage 2, including putting the baseline information onto a web-based platform and any preparation required to commence community engagement in late May.																																
	National Policy Statement on Urban Development Capacity	Work continues on the settlement pattern review. The focus is now on the setting of minimum housing targets and preparation of a Future Development Strategy in collaboration with the GCP partners.																																
	Canterbury Sports Limited	The proposed District Plan rules package is being reviewed following feedback from CSL. Also awaiting informal feedback on the proposal from NZTA. At this stage it is planned to have the draft section 71 proposal and the supporting planning report finalised by 11 th May, following which the strategic partners will be formally asked to provide their views. The Greater Christchurch																																

	<p>Regeneration Act specifies that the partners must reply no later than 6 weeks later. The feedback may result in some further amendments to the section 71 proposal. Efforts are being made to put the finalised proposal for Council approval on 12th July. Once approved by the Council the proposal will be sent to the Minister for her decision whether to proceed with the proposal. The estimated date for this is 16th July. We are working with partners to find ways to reduce time frames.</p>
<p>Urban Design & Regeneration</p>	<p>Quality design in Aotearoa/New Zealand is a hot topic. Council's urban design staff are involved in a number of initiatives that are intended to challenge the future needs of our cities and create step change in their design.</p> <p>Christchurch was heralded as the city of opportunity at the recent Medium Density Residential Development Summit held by Architectural Designers New Zealand. The focus of the Summit was how to understand and meet the challenges in medium density residential development, bringing about more liveable towns and cities, while addressing housing needs.</p> <p>Urbanism NZ, to be held in Wellington 14-15 May, is intended to Join the Dots in bringing about a more comprehensive understanding of cities and their needs into the future. How we might challenge the status quo to shape New Zealand's cities and places by identifying the key issues, making the connections to bring about change from a national perspective. A must go to for all urban leaders.</p> <p>The Urban Design and Resource Consents Teams are also taking a more proactive approach to Outline Development Plans to ensure greater integration between New Neighbourhood development areas to drive design quality and efficiency of infrastructure.</p> <p>The Enliven Places Programme's latest new participatory project, 'ShoPOP', is well underway. 23 submissions have been received, aimed at enlivening empty Central City shop windows with artistic and interactive displays. These are currently being evaluated, with public voting (on five entries in the open category and three in the student category) planned from 9 May. Delivery is expected from June. https://ccc.govt.nz/shopop</p> <p>Staff are working with DCL on options for Bishopdale Mall, in response to a community request. The surrounding area was rezoned for medium density housing as part of the last district plan review.</p> <p>Advice is being provided on options for future extension of the tram network into the Innovation Precinct area.</p>
<p>Heritage</p>	<p>Heritage grant funded work continues at Woods Mill with the mill component nearing completion.</p> <p>Heritage grant funded work also continues at the former Trinity Octagonal Church at 124 Worcester Street.</p> <p>Grant funded work is about to start on two central city buildings, the former Public Trust building at 152 Oxford Terrace and the former Canterbury Building Society Building at 159 Manchester Street. These are two key landmark</p>

		<p>buildings which, when upgraded and back in use, will help to retain the identity and sense of place of the surrounding streetscape and the local urban environment.</p> <p>Planning is well underway for this year’s Heritage Week celebrations in October. The theme this year will be based on the anniversaries of three key events in New Zealand the world history, the 100th anniversary of the end of the First World War and the outbreak and consequences of the 1918 Flu epidemic’ and the 125th anniversary of Women’s Suffrage.</p>
Waimakariri District Council	District Plan Review	<p>Current Activities include:</p> <ul style="list-style-type: none"> Working with specialist consultants to supply baseline information in a number of areas including hazards, rural character, biodiversity, business provisions, heritage, notable trees and residential provisions. Staff have been working with Mahaanui Kurataiao Ltd in regard to Wāhi Tapu me Wāhi Taonga and other aspects to inform drafting. This is nearer completion. Mahaanui Kurataiao Ltd are also looking at the currency of the current Plan provisions relating to MR873. Completing internal consideration of ‘strategic directions’ as the lead chapter for the proposed plan. Early provisions are also advanced in terms of open space provisions. <p>The Council’s District Development Strategy was signed off by Council in early April. This document is now being readied for final publication. Implementation planning is now being more fully considered within the context of meeting the National Policy Statement on Urban Development Capacity and any change to the Canterbury Regional Policy statement.</p> <p>For more information on the District Plan Review and District Development Strategy please see http://www.waimakariri.govt.nz/your-council/council-documents/district-plan and https://www.waimakariri.govt.nz/your-council/district-development</p>
	Waimakariri Red Zone Recovery Plan	<p>Current planning activities:</p> <ul style="list-style-type: none"> Preparation for the Reserves Master Plan workshop with the Regeneration Steering Group being held on 23 April 2018. The final draft land divestment agreement is pending review and approval from the Minister and Cabinet. An Archaeological Management Plan has been submitted to Heritage New Zealand seeking their approval and to support the application for Authority. The Dudley Drain upgrade project is due for completion by the end of April 2018. <p>Key project activities:</p> <ul style="list-style-type: none"> The original Pines Beach Community Hall has been demolished and the ground will be re-established to a grass surface. The rebuild of Courtenay Drive, Charters Street and Wyber Place is on track for completion in May 2018. Construction of the new road link in Kaiapoi East is on track for completion in 13 June 2018.

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		<ul style="list-style-type: none"> • Works on the Kaiapoi River wall strengthening will start mid-April 2018. • An application for resource consent for river dredging has been lodged with Environment Canterbury. • Kaiapoi Food Forest - WDC coordination with the Kaiapoi Food Forest ongoing. A public open day was held on 24 March 2018. <p>Current consultation:</p> <ul style="list-style-type: none"> • Proposed Rowing Base at Murphy Park Monday 16 April to 5pm Friday 4 May 2018. Find out more here <p>Recent communications:</p> <ul style="list-style-type: none"> • Staff presented an update on Regeneration projects to the attendees of the Te Ngāi Tūāhuriri Rūnanga and WDC Annual Hui on 22 March 2018. • Information notices have been distributed to residents in close proximity to the regeneration areas in Kaiapoi East and South for updates in relation to the roading and infrastructure projects. • Staff have met with the Northern Bulldogs Rugby League Club to discuss the club's future facilities requirements in Murphy Park and the new sport and recreation reserve in the Kaiapoi East Regeneration Area • The April 2018 Regeneration newsletter can be read here
	Kaiapoi Town Centre 2028	<p>The Kaiapoi Town Centre Plan continues to progress with a large amount of work now focusing on the refining of the Outline Development Plan, and accompanying 'Master Plan' which will sit inside the Draft Plan Document. Final reporting and advice is also being sought from the projects consultant team and key Council staff during the finalisation of the Draft plan.</p> <p>A communications and engagement plan has now also been completed, and defines the advertising and public engagement processes that will be used through the consultation phase of this project.</p> <p>Some delays have been experienced over the last month. Project timeframes now have the Regeneration Steering Group, and Council receiving a presentation of the Draft Plan in June. This will provide an opportunity for final feedback on the plan. Council staff will then seek Council approval for the public consultation of the Draft Kaiapoi Town Centre Plan at Councils July Meeting.</p>
New Zealand Transport Agency	Draft GPS	<p>The draft Government Policy Statement (GPS) on land transport sets out the Government's transport priorities for the next 10 years, with a focus on safety, improved transport access to economic and social opportunities, as well as providing more resilience and choice, better environmental outcomes and infrastructure to deliver the best value for money. The draft GPS is out for public engagement for a four-week period until 2 May. The final GPS needs to be adopted by the Government by 30 June.</p>

	Draft IAF	The Transport Agency has released the draft Investment Assessment Framework (IAF) which gives effect to the draft GPS. The IAF is the framework the Transport Agency uses to assess and prioritise projects and programmes for inclusion in the National Land Transport Programme. It helps approved organisations understand how projects will be prioritised under the draft GPS and helps them to frame-up Regional Land Transport Plans (RLTPs). The draft IAF is out for public feedback until 18 May.
	Draft TAIP	The draft Transport Agency Investment Proposal (TAIP) is expected to be released this month (April). It is the Transport Agency's 10-year programme of investment in the land transport system, including the state highway network.
Environment Canterbury	Whakaraupō/Lyttelton Harbour Catchment Management Plan	<p>The Whakaraupō/Lyttelton Harbour Catchment Management Plan was launched at Rāpaki Marae on 7 March 2018. The final plan is available at www.healthyharbour.org.nz</p> <p><i>Lyttelton Port - Reclamation consent</i> Consents were granted in December 2017.</p> <p><i>Lyttelton Port - Dredging consent</i> The appeal by Ngāi Tahu to the Environment Court is now complete. It was upheld (granted) with amended conditions in March 2018 by way of a consent order. The appeal by Surfbreak was also upheld with amended conditions in late 2017. The consent documents incorporating the changes will be issued by Environment Canterbury over the next couple months.</p> <p><i>Lyttelton Port - Cruise berth</i> 11 new Certificates of Compliance associated with construction of the berth have been issued. This is based on the amended design plan for the proposed development. Previously issued Certificates of Compliance are no longer valid as the proposal has changed.</p>
	Regeneration plans and strategies	Environment Canterbury continues to provide planning and technical support for several regeneration plans and strategies in the Greater Christchurch area. This includes the Ōtākaro Avon River Corridor Regeneration Plan and the Southshore/South New Brighton Regeneration Strategy.
	Regional transport	<p>The Canterbury Regional Land Transport Plan (RLTP) is the region's request for funding support from the National Land Transport Fund. It is a statutory document setting out the challenges and investment priorities for the regional land transport network through the next ten years.</p> <p>A review of the RLTP has been initiated by the Regional Transport Committee (RTC), with consultation held on proposed changes during February/March 2018. The RTC will consider the proposed variation to the RLTP (including any changes arising from consultation) on 24 May 2018.</p>

		Other work programme priorities for the RTC during the period of this RLTP include understanding the opportunity of freight mode shift and improving the resilience of the regional transport network, which will have important implications for the future of Greater Christchurch's transport network.
	Public transport	<p><i>Regional Public Transport Plan</i></p> <p>The Canterbury Regional Public Transport Plan (RPTP) is a legislative document that sets out Environment Canterbury's objectives and policies for delivering public transport in the region. The preparation of the RPTP has been delegated to the Greater Christchurch Public Transport Joint Committee (PTJC).</p> <p>A review of the RPTP is currently underway. Public consultation on the draft plan is scheduled to be held during August/September 2018, with the final plan scheduled for adoption by the PTJC in October 2018 and Environment Canterbury in November 2018.</p> <p><i>Future of Public Transport in Greater Christchurch Programme Business Case</i></p> <p>This programme business case seeks to identify what form of public transport network and services will most appropriately support the regeneration and growth opportunities of Greater Christchurch over the next thirty year period.</p>
	Regional Approach to Managing Natural Hazard Risk	Environment Canterbury has offered to prioritise some funding to support the delivery of the 4 priority milestones, with the aim to complete these priorities this financial year if practicable. A meeting for staff involved in the Regional Approach will be convened in July 2018.
Selwyn District Council	District Plan Review	<p>The District Plan Review is still the main focus for the planning team and is coming along well. We are nearing completion of our baseline assessments (i.e. what has happened, what are the issues) and are moving into preferred options development (i.e. what is the preferred option for dealing with an issue). These will be going up to the District Plan Committee over the first half of this year with a view to go out for public consultation on preferred options about mid-year, post Long Term Plan discussions. This will be an important opportunity for the public to have their say on the direction the new District Plan may take.</p> <p>To provide more detail and accessible information on this the DPR website was recently launched and can be viewed at https://www.selwyndistrictplan.co.nz/</p> <p>This will be a significant point of contact for the public and over time will be a source of a lot of information and interaction. Please have a look and let us know what you think.</p> <p>The new Plan Framework is being developed alongside the National Planning Standards, SDC is part of the pilot group with MfE staff. Drafting of the second generation Plan will later this year.</p> <p><i>Note: The timeframe for notification of the new District Plan has been extended to February 2020 to allow for the processes associated with the NPS-UDC and</i></p>

		<i>the National Planning Standards to be incorporated/addressed in the new District Plan.</i>
	National Policy Statement on Urban Development Capacity	SDC staff are working collaboratively with GCP staff on the growth settlement pattern review. The NPS-UDC is closely tied to the DPR as it is considering the capacity of the Greater Christchurch Area (Rolleston, Lincoln, West Melton and Prebbleton in the Selwyn context) for growth and eventually how and where we provide for that growth. Down the line this may lead to zone changes/township expansion through the DPR process.
	Growth Model Development	SDC has been working with Market Economics to develop a new growth model for the district to feed into the housing and business land capacity analysis. This also includes a feasibility capacity model attachment for the NPS-UDC/settlement pattern review work. This continues to be refined and developed. This growth modelling work is a critical issue for the district and will inform the work being undertaken in the District Plan Review.
	Housing Accord / Special Housing Areas	With respect to the Geddes / Dryden Trust (now called Rolleston 72) block this is consented for both land use and subdivision so it is now with the developer to bring it to market. A meeting was held last year with the new owner's agents to discuss obtaining subdivision engineering approval for the development to proceed over the next 12 months. This is advancing. With respect to South Farringdon, we have consented all of the SHA area for land use and subdivision. This development is progressing rapidly and given they were only largely consented late last year the developer is making significant progress with road and services construction already well underway for most of the development. So far as at 25 October 2017, 179 building consents have been issued for new dwellings within this subdivision and 26 code compliance certificates for completed dwellings. A further update will be provided on building consents for this SHA as soon as available.
Government departments		No further update this month.
Te Rūnanga o Ngāi Tahu		No further update this month.

9. Resolution to Exclude the Public

Section 48, Local Government Official Information and Meetings Act 1987.

I move that the public be excluded from the following parts of the proceedings of this meeting, namely items listed overleaf.

Reason for passing this resolution: good reason to withhold exists under section 7.

Specific grounds under section 48(1) for the passing of this resolution: Section 48(1)(a)

Note

Section 48(4) of the Local Government Official Information and Meetings Act 1987 provides as follows:

“(4) Every resolution to exclude the public shall be put at a time when the meeting is open to the public, and the text of that resolution (or copies thereof):

- (a) Shall be available to any member of the public who is present; and
- (b) Shall form part of the minutes of the local authority.”

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public are as follows:

ITEM NO.	GENERAL SUBJECT OF EACH MATTER TO BE CONSIDERED	SECTION	SUBCLAUSE AND REASON UNDER THE ACT	PLAIN ENGLISH REASON	WHEN REPORTS CAN BE RELEASED
10	PUBLIC EXCLUDED GREATER CHRISTCHURCH PARTNERSHIP COMMITTEE MINUTES - 13 APRIL 2018			REFER TO THE PREVIOUS PUBLIC EXCLUDED REASON IN THE AGENDAS FOR THESE MEETINGS.	