

## **Council Information Session/Workshop**

### **AGENDA**

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#### **Notice of Information Session/Workshop:**

A Council Information Session/Workshop will be held on:

**Date:** Tuesday 30 April 2024  
**Time:** 9.30 am - 3.30 pm  
**Venue:** Council Chambers, Civic Offices,  
53 Hereford Street, Christchurch  
**Zoom Link:**  
<https://us02web.zoom.us/j/6439418430?omn=86418455067>  
**Meeting ID: 643 941 8430**

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#### **Membership**

Chairperson	Mayor Phil Mauger
Deputy Chairperson	Deputy Mayor Pauline Cotter
Members	Councillor Kelly Barber
	Councillor Melanie Coker
	Councillor Celeste Donovan
	Councillor Tyrone Fields
	Councillor James Gough
	Councillor Tyla Harrison-Hunt
	Councillor Victoria Henstock
	Councillor Yani Johanson
	Councillor Aaron Keown
	Councillor Sam MacDonald
	Councillor Jake McLellan
	Councillor Andrei Moore
	Councillor Mark Peters
	Councillor Tim Scandrett
	Councillor Sara Templeton

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**26 April 2024**

#### **Principal Advisor**

Mary Richardson  
Interim Chief Executive  
Tel: 941 8999

[www.ccc.govt.nz](http://www.ccc.govt.nz)

#### **Please Note:**

**This forum has no decision-making powers and is purely for information sharing.**

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### INFORMATION SESSION ITEMS

<b>2. Christchurch City Growth Models.....</b>	<b>5</b>
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9.30am-10.00am

Presenters: Aimee Martin - Research Analyst and Ashleigh Hamilton - Research Analyst

<b>3. The Arts Centre - Follow Up .....</b>	<b>19</b>
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10.00am-11.00am

Presenters: John Filsell - Head of Community Support & Partnerships, Peter Langbein - Finance Business Partner, Elizabeth Neazor - Manager Legal Service Delivery, Bruce Rendall - Head of City Growth & Property and Scott McClay - Partner Corporate Finance – Deloitte (via Zoom)

Break: 11.00am-11.15am

<b>4. Draft GPS implications for transport programme .....</b>	<b>21</b>
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11.15am-12.15pm

Presenter: Lynette Ellis - Head of Transport and Waste

Lunch: 12.15pm-1.15pm

<b>5. Plan Change programme.....</b>	<b>23</b>
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1.15pm-2.00pm

Presenter: Mark Stevenson - Acting Head of Planning & Consents

### WORKSHOP ITEMS

<b>6. Draft Development Contributions Policy .....</b>	<b>25</b>
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2.00pm-3.30pm

Presenter: Gavin Thomas - Principal Advisor Policy

## **1. Apologies Ngā Whakapāha**

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



## 2. Christchurch City Growth Models

Reference Te Tohutoro: 24/651300

Presenter(s) Te Kaipāhō : Aimee Martin, Research Analyst  
Ashleigh Hamilton, Research Analyst

### 1. Detail Te Whakamahuki

<b>Purpose and Origin</b>	<ul style="list-style-type: none"><li>At the briefing on the 28/11/2023 the Council requested some more information on projected growth in the city and the growth model.</li><li>This presentation responds to this request.</li></ul>
<b>Timing</b>	This information session is expected to last for 30 minutes.
<b>Confidentiality</b>	The session and any shared information are not confidential.
<b>Outcome Sought</b>	<p>This information session should help the Mayor and Councillors understand projected growth for the city over the next 30 years and help to build an understanding of how the growth models work.</p> <p>This will also assist in understanding why CCC has traditionally been careful to avoid both overly-cautious or overly-aggressive modelling. Under the latter scenario, growth that does not eventuate will inevitably result in a significant financial shortfall that Council may struggle to resolve.</p> <p>The levels of residential and business growth are used as assumptions to underpin the Long Term Plan, and are therefore subject to audit by the Office of the Auditor-General.</p> <p>The growth models are an important tool, and the outputs are used widely across the organisation for land use planning, infrastructure planning, the LTP and Development Contributions calculations.</p>
<b>Key points / Background</b>	<p>The Christchurch Household Growth Model (CHGM) is an allocation model that takes high level (city wide) household projections and distributes them to finer spatial scales (zones within meshblocks) based on a number of assumptions.</p> <p>The CHGM is a strategic model, designed for looking at what is likely to happen in the long term. The outputs of the CHGM feed into infrastructure modelling, spatial planning uses and development contribution calculations.</p> <p>The Council administers and maintains its own household growth model (HGM).</p> <p>Household projections are a key input into the model. These come from StatsNZ. We consider that StatsNZ are best placed to provide future growth projections in New Zealand. They have access to a range of official datasets that inform the development of the projections, and they revise their projections regularly to consider current trends and issues.</p>
<b>Useful Links</b>	<a href="https://ccc.govt.nz/culture-and-community/statistics-and-facts/built-environment-reporting">https://ccc.govt.nz/culture-and-community/statistics-and-facts/built-environment-reporting</a>

### Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A  	Christchurch City Growth Models	24/655038	7

Signatories Ngā Kaiwaitohu

Author	Aimee Martin - Research Analyst
Approved By	Peter Ryan - Head of Corporate Planning & Performance

Item 2

# Christchurch City Growth & Growth Modelling

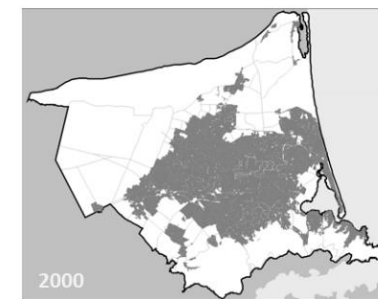
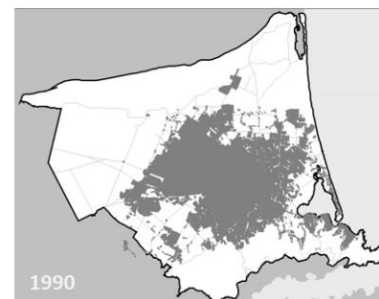
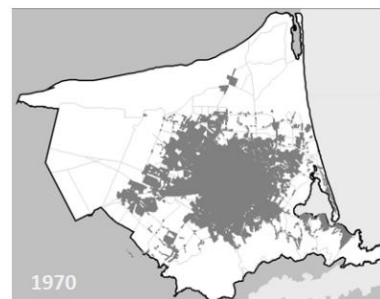
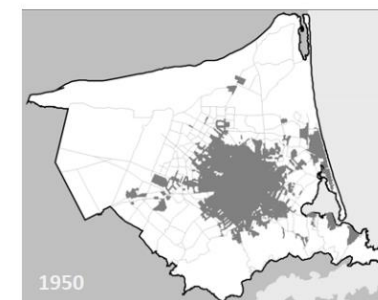
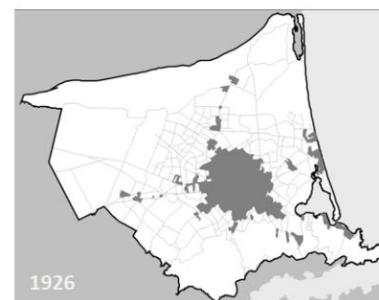
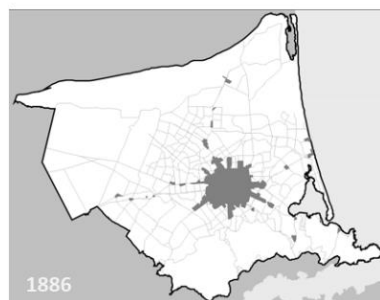
Monitoring & Research  
April 2024

## We are a growing city...

We collect and use a range of primary and secondary data and information to help us understand where growth is happening:

- Census data
- Annual population estimates
- Migration information
- Population projections
- SNZ Business Frame
- Employee growth projections
- Building consent monitoring
- Vacant land monitoring
- Vertical Land Use Survey

Many of these monitoring tools are also inputs into the growth models.





# Building Consent Monitoring

## Christchurch City Council Residential Building Consents

Created by Christchurch City Council, MRT

Date Between:

1/5/2016 3/1/2024

Dwellings Gained

9,307

Average Dwelling  
Size (m<sup>2</sup>)

192

Multi-Unit's Gained

12K

Average Multi-Unit  
Size (m<sup>2</sup>)

110

Total Consents Issued  
**14K**

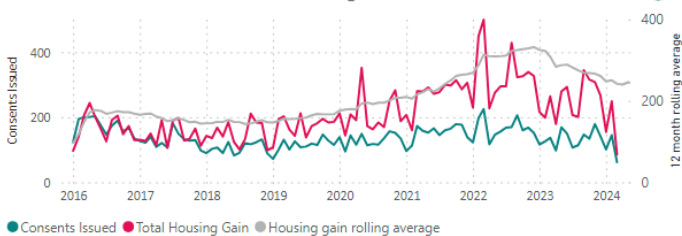
Total Value of Consents Issued  
**\$8bn**

Average Value per Dwelling  
**\$424K**

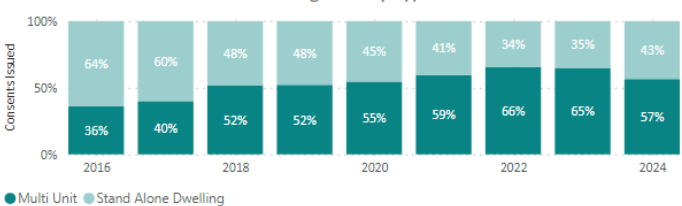
Housing Gain  
**21K**

February 2024 vs. same month last year  
**25%**

Residential Building Consents Issued



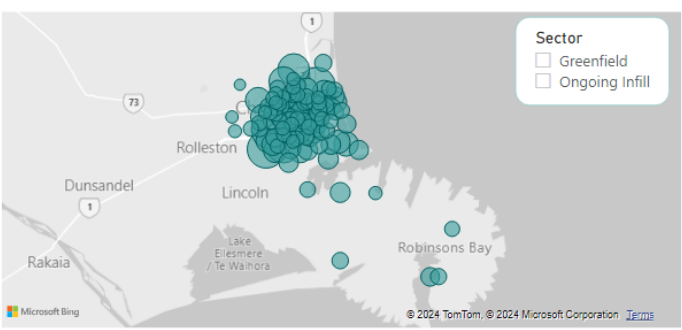
Housing Gain by Type



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Updated to (mm/dd/yyyy):  
3/11/2024

Christchurch Residential Consents



Localities with the Highest Consents

Locality	Consents Issued	Housing Gain
Halswell	2655	2,831
Central City	214	1,739
St Albans	619	1,296
Burwood	1089	1,153
Hornby	792	1,008
Belfast	666	840
Linwood	182	791
Spreydon	257	779
Styx	366	622
Riccarton	190	581
Total	7030	11,640

Applicants with Highest Housing Gain

Applicant	Housing Gain
Williams Corporation Limited	983
Mike Greer Homes	633
Kainga Ora Homes	431
Fletchers	426
Figure and Ground Limited	395
Wolfbrook Residential Limited	380
Brookfield Living Limited	312
NDM Construction Limited	280
Viso NZ Limited	257
Michael David Cousins	251
Total	4348

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# Understanding Future Growth | Projections

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We don't project what future population and household growth is going to look like – we rely on StatsNZ to do this for us.

StatsNZ regularly produce a series of projections:

- Population Projections
- Household & Family Projections
- Ethnic Projections

They produce three growth scenarios across their projections (low, medium and high), typically actual growth in Christchurch has tracked very closely to the medium population & household projections.

We consider that StatsNZ are best placed to provide future growth projections in New Zealand. They have access to a range of official datasets that inform the development of the projections, and they revise their projections regularly to consider current trends and issues.

## The latest projections

**Last 30 years**                      Around 70,000

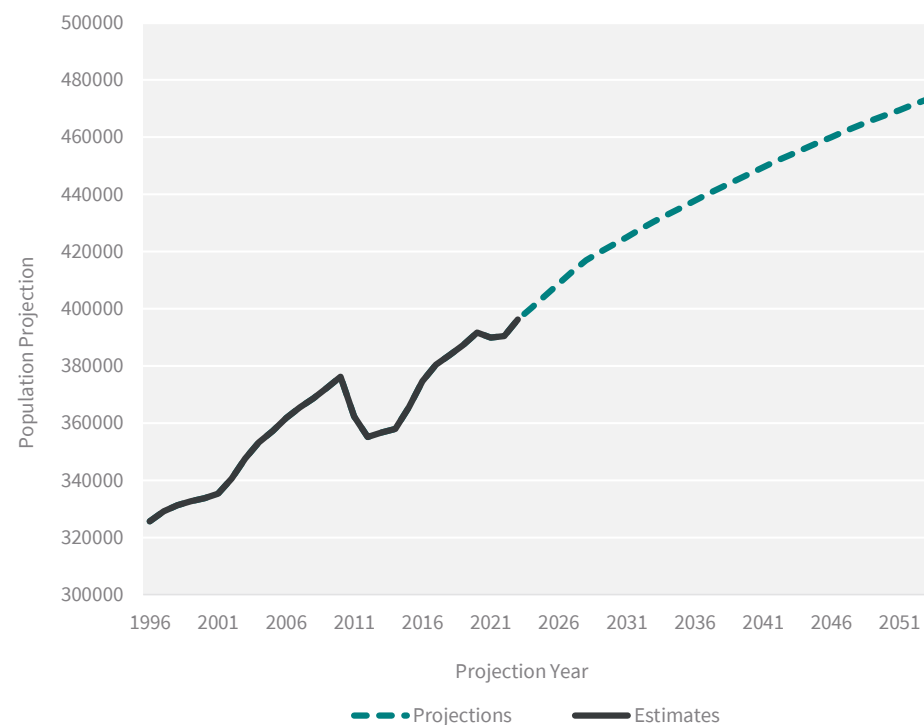
**Next 30 years**                      Around 74,000

**Current Pop. Estimate**        396,200  
(At 30 June 2023)

By 2034 our population is projected to reach around 432,900 (+8%); by 2054 it is projected to reach around 474,800 (+19%).

This equates to an additional 11,300 household by 2034 (+7%) and an additional 27,500 household by 2054 (+18%).

Our average household size is projected to stay at 2.6 until 2048, when it will drop to 2.5 people per household.



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## Projecting Future Growth - Models

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We use our growth models to understand how much growth the city is likely to see in the future and where this growth is most likely to occur.

The council has an ecosystem of growth models which are used to understand and plan for future growth:

- Household Growth Model (SNZ Projections)
- Population Growth Model (SNZ Projections + Household Model Outputs)
- Employee Growth Model (CCC Employee Growth Model)
- Business Land Demand Model (CCC Business Growth Model)

These models are all connected and talk to each other, to tell a consistent growth story.

Our growth models been peer reviewed by external agencies and have been found to be fit for purpose.

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# Household Growth Model

**The household model is a distribution model - it does not predict growth!**

StatsNZ project growth based on what they know about the population, birth rates, death rates and migration.

The growth model distributes this growth at a sub city level based on what we know about current land use and future capacity.

The model uses a range of inputs to assess where there is growth capacity and allocates the projected growth to census meshblocks.

## Model Inputs:

Household Projections

Census Data

Census Meshblocks

Building Consents

Vacant Land

Feasibility Model Outputs

District Plan Zones and Rules

Rating Units

Outline Development Plan Areas (Greenfield Capacity)

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## Model Inputs

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**Household Projections:** Sourced from StatsNZ, typically we use the medium projection

**Building Consents:** Building consent information back to the last census. This comes from our building consent monitoring.

**Vacant Land:** Capacity input. The vacant land information is an output of our building consent monitoring.

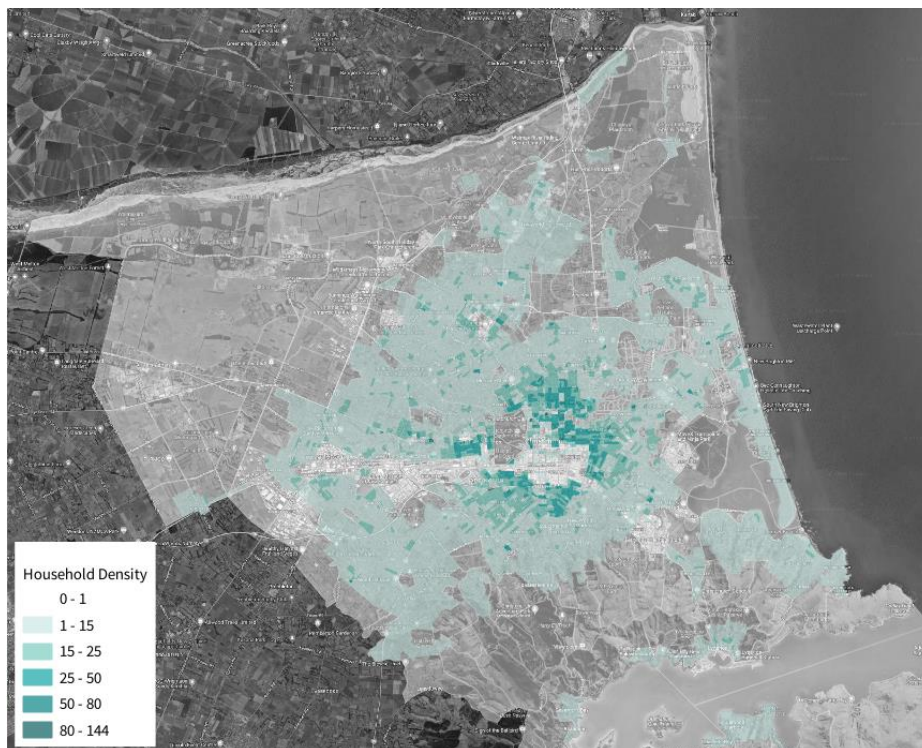
**Feasibility Model Outputs:** Capacity input. Provides information on where and how much growth is feasible across the city.

**District Plan Zones and Rules:** Capacity input. Sets out where household growth can happen and the densities to which the model can allocate homes.

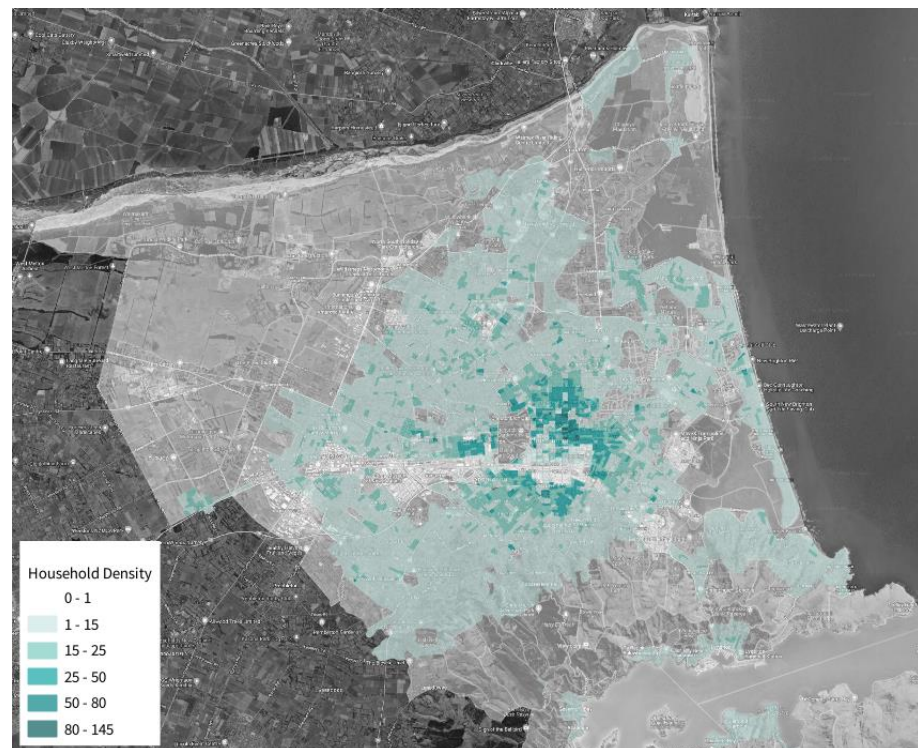
**Outline Development Plan Areas:** Capacity input. Areas where we know a certain amount of development is going to happen.

## Distribution of future growth – Household Density

2024



2053

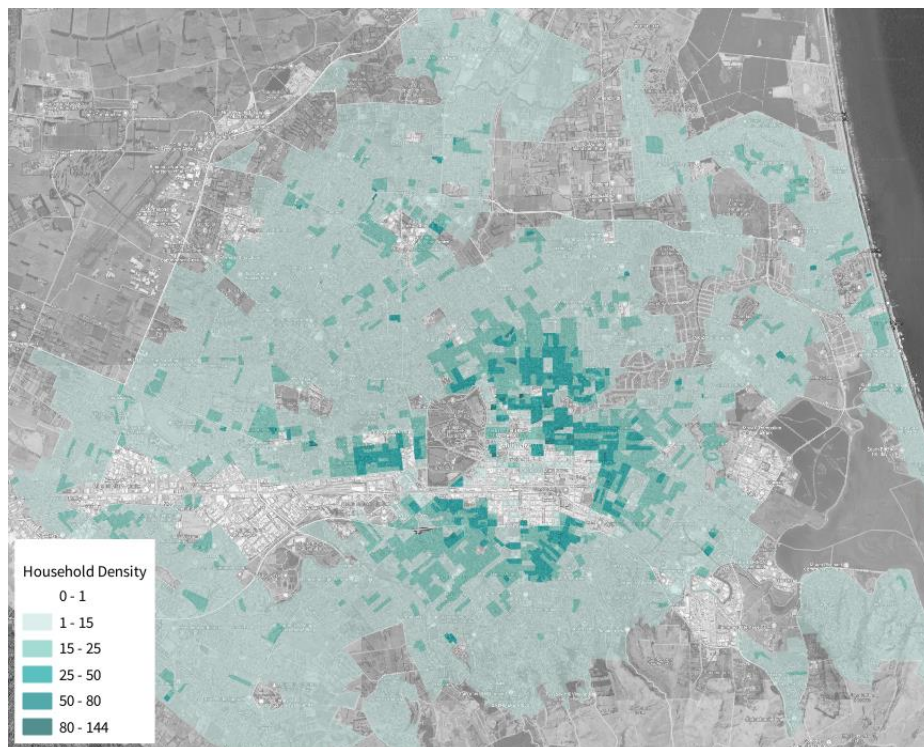


19 April 2024

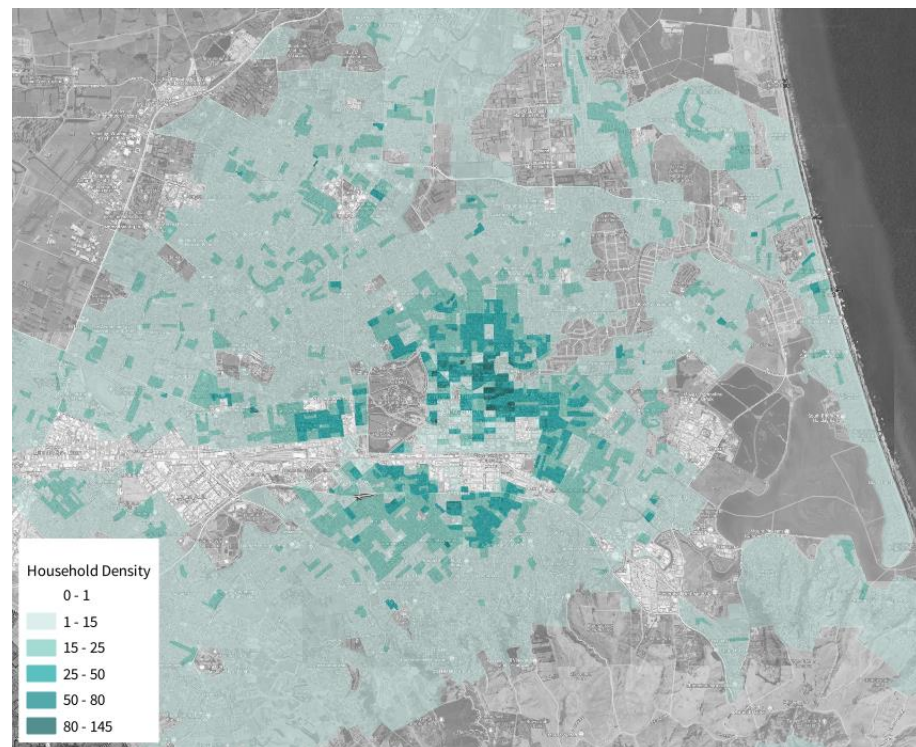


## Distribution of future growth – Household Density

2024



2053



19 April 2024



## The Business Growth Models

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**Employee Growth Model:** Projects future employment (number of employees) by sector.

**Land Demand Model:** Assesses the amount of land that will be needed to meet future employment needs.

The business growth models are currently under review:

- A new citywide model has been developed – this has recently been peer reviewed and has been found to be fit for purpose.
- Currently developing a set of sub-city models, which help us understand future land and infrastructure demand from different industries across the city.

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## What do we use the growth models for?

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- Land use planning
- Household & Business Capacity Assessments (NPS-UD requirement)
- Infrastructure planning
- LTP
- Development Contributions Policy
- Provide to other partners – Orion, MoE

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### 3. The Arts Centre - Follow Up

Reference Te Tohutoro: 24/665221

John Filsell - Head of Community Support & Partnerships  
Peter Langbein – Finance Business Partner

Presenter(s) Te Kaipāhō: Elizabeth Neazor – Manager Legal Service Delivery  
Bruce Rendall – Head of City Growth & Property  
Scott McClay – Partner Corporate Finance – Deloitte (via Zoom)

#### 1. Detail Te Whakamahuki

<b>Purpose and Origin</b>	On 26 March 2024 staff provided Councillors advice on a funding proposal received from the Arts Centre. Staff advised that Deloitte were engaged to provide additional information and advice. Councillors also asked for additional information.  The purpose of this information session / workshop is to update Councillors on the advice provided by Deloitte and respond to Councillor requests for further information.
<b>Timing</b>	This information session is expected to last for 45 minutes.
<b>Confidentiality</b>	The session and any shared information is not confidential.
<b>Outcome Sought</b>	Councillors will have appropriate advice and sufficient information to consider a submission by the Arts Centre in the LTP process and make an informed decision.
<b>ELT Consideration</b>	The content of this workshop has not been specifically discussed with ELT other than generally through the ongoing 2024/34 LTP process.
<b>Next Steps</b>	The Arts Centre have made a submission to the draft LTP and are currently scheduled to attend a hearing at 4.00pm on Thursday 2 May.
<b>Key points / Background</b>	Staff will update on a number of matters including: <ul style="list-style-type: none"> <li>• Council Arts Centre funding history pre-quake and the purpose of funding.</li> <li>• Council's legal advice on the Arts Centre of Christchurch Act 2025 supplied to the Trust.</li> <li>• Current leases and a commentary on: <ul style="list-style-type: none"> <li>○ The degree to which they recover Arts Centre costs.</li> <li>○ Are they commercial leases.</li> </ul> </li> <li>• The minimum financial contribution needed to support the Arts Centre, initially.</li> <li>• Arts Centre notification to Council of trustee vacancies.</li> </ul> <p>Advice received from Deloitte</p>
<b>Useful Links</b>	<ul style="list-style-type: none"> <li>• The advice from Deloitte will be posted on the BigTinCan prior to the workshop.</li> </ul>

#### Attachments Ngā Tāpirihanga

There are no attachments to this coversheet.

Signatories Ngā Kaiwaitohu

Author	John Filsell - Head of Community Support and Partnerships
Approved By	Andrew Rutledge - Acting General Manager Citizens and Community

## 4. Draft GPS implications for transport programme

Reference Te Tohutoro: 24/550664

Presenter(s) Te Kaipāhō: Lynette Ellis, Head of Transport and Waste

### 1. Detail Te Whakamahuki

<b>Purpose and Origin</b>	<p>The purpose of this information session is to brief the Council on:</p> <ul style="list-style-type: none"> <li>preliminary analysis undertaken by staff on the implications of the draft Government Policy Statement on Land Transport (GPS) for the Council's LTP transport capital programme</li> <li>the upcoming transport policy and reform programme signalled in the GPS and opportunities for the Council to engage; and</li> <li>the proposed next steps and approach for progressing the Council's draft strategic transport plan.</li> </ul>
<b>Timing</b>	This information session is expected to last for 1 hour.
<b>Confidentiality</b>	The session and any shared information are not confidential.
<b>Outcome Sought</b>	<p>Staff will brief Elected Members on the indicative implications of the draft GPS on the Council's transport programme.</p> <p>This briefing is intended to act as a precursor to more detailed briefings following publication of the final version of the 2024 GPS and after that, NZTA-Waka Kotahi's National Land Transport Programme.</p>
<b>ELT Consideration</b>	ELT were briefed on the preliminary staff analysis and proposed next steps for the transport programme on 22 April, 2024.
<b>Next Steps</b>	<p>As noted above, next steps following this Information Session include future reports to Councillors on:</p> <ul style="list-style-type: none"> <li>Confirmation and detailed analysis of the impact of GPS on transport programme and next steps for Council decision; and</li> <li>Updated draft Christchurch Strategic Transport Plan for discussion with Councillors as the starting point for the next planning cycle.</li> </ul> <p>Indicative timing for the above is mid-2024 (post-adoption of the LTP and confirmation of the GPS and National Land Transport Programme).</p>
<b>Key points / Background</b>	<ul style="list-style-type: none"> <li>Transport priorities have changed significantly under the new Government. The recent publication of the draft GPS details the extent of these changes and the potential impact on the Council's transport capital programme. The GPS also provides additional detail on the Government's upcoming transport policy and reform programme. Council lodged its submission on the draft GPS on 2 April.</li> <li>There are several key differences in this draft GPS compared with the 2021 GPS. For example, the revised draft has much stronger focus on economic growth</li> </ul>

	<p>and a significantly reduced focus on mode shift and climate change responses generally.</p> <ul style="list-style-type: none"><li>• The draft GPS also signals the direction and in some cases, timing of the Government’s upcoming transport policy and funding reform programme. This includes: directions for infrastructure investment; proposed transport funding and financing legislative reforms; and road safety strategy and speed limit rule changes.</li><li>• Finalising the GPS by 30 June is a priority action in the Government’s second quarter action plan.</li><li>• The Christchurch Transport Plan has not been updated since 2012. Work to refresh it has been in train since 2019-20. Staff are proposing to re-invigorate this work programme following the adoption of the 2024-34 LTP to position the Plan at the start of the next planning cycle.</li></ul>
<b>Useful Links</b>	<a href="#">Draft Government Policy Statement on land transport</a>

### Attachments Ngā Tāpirihanga

There are no attachments to this coversheet.

### Signatories Ngā Kaiwaitohu

<b>Author</b>	Jane Cameron - Team Leader Transport
<b>Approved By</b>	Lynette Ellis - Head of Transport & Waste Management Jane Parfitt - General Manager City Infrastructure

## 5. Plan Change programme

Reference Te Tohutoro: 24/556094

Presenter(s) Te Kaipāhō: Mark Stevenson, Acting Head of Planning & Consents

### 1. Detail Te Whakamahuki

<b>Purpose and Origin</b>	This briefing is to provide the Council with an update on the plan change programme. Council were last briefed on 4 April 2023 and this Information Session is an update in accordance with the Council's resolution for " <i>regular, six monthly information update reports from operational service delivery units, including the forward work programme for the units</i> " (CNCL/2024/00012)
<b>Timing</b>	This information session is expected to last for 45 minutes.
<b>Confidentiality</b>	The session and any shared information are not confidential.
<b>Outcome Sought</b>	Elected Members will have a good understanding of the plan change programme and have provided direction on the priorities going forward.
<b>ELT Consideration</b>	ELT will consider this matter in review of the agenda for this Information Session.
<b>Next Steps</b>	Staff will present plan changes to Council for approval ahead of notifying any plan change and engaging with the Community.
<b>Key points / Background</b>	<ul style="list-style-type: none"> <li>The City Planning team, within the Planning and Strategic Transport Unit, is responsible for strategic planning for the City's development and maintaining the Christchurch District Plan.</li> <li>Since the District Plan was made operative in 2017, there have been a number of issues identified that need to be addressed to ensure the District Plan is fit for purpose.</li> <li>A number of issues have been raised that Council has sought changes to the District Plan to address, including coastal hazards, heritage, effects at the interface between industrial and residential zones, noise in the Central City, and the run-off of sediment into rivers and streams.</li> </ul> <p>It is timely to update the Council on the plan change programme and other work of the Planning teams in light of announcements on changes to national direction and proposed amendments to the Resource Management Act. Plan change 14 (Housing and Business Choice) as Council's response to national direction to enable intensification has been prioritised and has necessitated a significant level of resourcing. The costs of this process and impact on the plan change programme will be presented.</p>
<b>Useful Links</b>	<ul style="list-style-type: none"> <li>Overview of plan changes <a href="https://ccc.govt.nz/status-of-plan-changes">Status of plan changes: Christchurch City Council (ccc.govt.nz)</a></li> </ul>

	<ul style="list-style-type: none"><li>Christchurch District Plan <a href="https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/changes-to-the-district-plan/">https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/changes-to-the-district-plan/</a></li></ul>
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Attachments Ngā Tāpirihanga

There are no attachments to this coversheet.

Signatories Ngā Kaiwaitohu

Author	Mark Stevenson - Acting Head of Planning & Consents
Approved By	John Higgins - General Manager Strategy, Planning & Regulatory Services



## 6. Draft Development Contributions Policy

Reference Te Tohutoro: 24/292241

Presenter(s) Te Kaipāhō: Gavin Thomas, Principal Advisor Policy

### 1. Detail Te Whakamahuki

<b>Purpose and Origin of the Workshop</b>	<ul style="list-style-type: none"><li>The Council's Development Contributions Policy is required to be reviewed every three years. As the policy was last reviewed in 2021, it is due for review this year.</li><li>Staff will workshop various aspects of the draft Development Contributions Policy with the Council. The draft policy will be brought to the 29 May Finance and Performance Committee meeting for endorsement to undertake community consultation.</li></ul>
<b>Timing</b>	This workshop is expected to last for 90 minutes.
<b>Confidentiality</b>	The workshop and any shared information are not confidential.
<b>Outcome Sought</b>	<ul style="list-style-type: none"><li>The Council will workshop potential policy options for the Development Contributions Policy with staff.</li><li>This is also an opportunity for councillors to ask questions and seek clarification on the policy and associated issues.</li></ul>
<b>ELT Consideration</b>	The Chief Executive has approved for this workshop to take place.
<b>Next Steps</b>	Staff propose taking a report to the 29 May 2024 Finance and Performance meeting seeking agreement to use the draft Development Contributions Policy 2024 for community consultation.
<b>Key points / background</b>	<ul style="list-style-type: none"><li>The Local Government Act 2002 requires all local authorities to have a policy on development contributions and to review that policy at least every three years.</li><li>The Council's Policy was last reviewed in 2021 and is due for review in 2024.</li></ul>
<b>Useful Links</b>	<ul style="list-style-type: none"><li><a href="#">Development-Contributions-Policy-2021.pdf (ccc.govt.nz)</a>.</li></ul>

### Attachments Ngā Tāpirihanga

There are no attachments to this coversheet.

### Signatories Ngā Kaiwaitohu

<b>Authors</b>	Ellen Cavanagh - Senior Policy Analyst Gavin Thomas - Principal Advisor Policy
<b>Approved By</b>	David Griffiths - Head of Strategic Policy & Resilience John Higgins - General Manager Strategy, Planning & Regulatory Services

