



# Greater Christchurch Partnership

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**Te Tira Tū Tahī**  
One Group, Standing Together

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## Greater Christchurch Future Development Strategy Hearing Panel OPEN MINUTES

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**Date:** Monday 25 February 2019  
**Time:** 10.34am  
**Venue:** Council Chamber, Environment Canterbury,  
200 Tuam Street, Christchurch

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**Present**

Chairperson	Bill Wasley
Members	Councillor Sara Templeton , Christchurch City Council Councillor Peter Skelton , Environment Canterbury Deputy Mayor Malcolm Lyall , Selwyn District Council Councillor Neville Atkinson , Waimakariri District Council Gail Gordon , Te Rūnanga o Ngāi Tahu (Non-Voting Member) Jim Harland , New Zealand Transport Agency

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**25 February 2019**

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The agenda was dealt with in the following order.

## **1. Apologies**

### **Committee Resolved GCFDS/2019/00001**

#### **Committee Decision**

That the apology from Tā Mark Solomon be accepted.

Councillor Templeton/Councillor Lyall

**Carried**

## **2. Declarations of Interest**

The Hearing Panel was satisfied, subject to any matter submitters might raise, that any perceived conflicts of interest can be dealt with by way of the disclosure in Minute 1 of the Hearing Panel dated 8 February 2019 and there is no need for any Panel member to recuse themselves from considering and determining any of the submissions.

## **3. Draft Our Space 2018-2048: Greater Christchurch Settlement Pattern Update - Officers' Report**

Keith Tallentire (Manager, Greater Christchurch Partnership), Sam Bellamy (Senior Strategy Advisor, Environment Canterbury), and Tammy Phillips (Principal Planner, Environment Canterbury) were called to the table and gave a presentation on the Officers' Report and responded to questions from the Hearing Panel.

## **4. Submissions Received on the Draft Our Space 2018-2048: Greater Christchurch Settlement Pattern Update**

The Hearing Panel received the written submissions and noted having read them ahead of the meeting.

## **5. Hearing of Submissions**

The Hearing Panel received verbal submissions from the following:

- Lionel Green and Fiona Aston on behalf of Lionel Green
- David Tipple and Fiona Aston on behalf of Barry Gallagher and David Tipple

The meeting adjourned at 12:26pm and resumed at 1:20pm.

- David Fox and Fiona Aston on behalf of Cathedral City Developments
- Jeremy Speight and Fiona Aston on behalf of Foddercube Products Limited
- Fiona Aston on behalf of Ernst Frei
- Tim Cater, Lauren Semple, Jeremy Phillips and Mr Copeland on behalf of Rolleston Industrial Holdings

- Warren Lewis on behalf of Cashmere Park Trust

The meeting adjourned at 3:26pm and resumed at 3:48pm.

- Dean Chrystal on behalf of Woolworths NZ Limited
- Dean Chrystal on behalf of the Cockburn Family Trust
- Nicola Rykers on behalf of Ben and Sally Tothill
- Andrew Fiszgerald on behalf of RJ Civil Construction

The meeting adjourned at 4:55pm.

**Tuesday 26 February**

The meeting resumed at 9:25am in Committee Room 1 at the Christchurch City Civic Offices, 53 Hereford Street.

- Fiona Aston on behalf of Dalkeith Holdings Limited
- Hamish Wheelans on behalf of Gillman Wheelans
- Don Babe

The meeting adjourned at 10:25am and resumed at 10:46am.

- Jill Hawkey and Peter Taylor on behalf of Te Waipounamu Community Housing Trust Network
- John Peet on behalf of Sustainable Otautahi Christchurch
- Katherine Peet on behalf of One Voice Te Reo Kotahi (OVTRK) Organising Group
- Dirk de Lu on behalf of Spokes Canterbury
- Brendon Harre

The meeting adjourned at 12:30pm and resumed at 1:24pm.

- Rebecca Beals and Jeanine Benson on behalf of Kiwirail Holdings Limited
- Juliette Derry and Ewan Carr on behalf of Scarborough Hill Properties Ltd and Directors Shareholders Ruth Kendall and Ewan Carr
- Jo Appleyard on behalf of Grant and Sue Poultney
- Chris Morahan
- Steve Clarke on behalf of ChristchurchNZ and Development Christchurch Limited
- Lawrence McCallum and Cherry McCallum

The meeting adjourned at 3:35pm and resumed at 3:50pm.

- Jo Appleyard, Rhys Boswell, Greg Akehurst, Anthony Penny and Matthew Bonis on behalf of Christchurch International Airport Limited

The meeting adjourned 5:10pm.

**Wednesday 27 February**

The meeting resumed at 9:03am in the Council Chamber at the Waimakariri District Council Offices, 215 High St, Rangiora.

- Geoff Spark on behalf of Robert and Margaret Spark and Richard and Dawn Spark, Spark Bros Ltd
- Malc Dartnell and Mr Bruce on behalf of Malc Dartnell
- Martin Pinkham
- Rachel Murdoch on behalf of the Bellgrove Family Trust

The meeting adjourned at 10:10am and resumed at 1:18pm in Committee Room 1 at the Civic Offices, 53 Hereford Street.

- Davide Hawke
- Jo Appleyard, Mr Copeland, Ms Groundwater and Mr Bonis on behalf of Lyttelton Port Company
- Drucilla Kingi-Patterson

The meeting adjourned at 2:55pm.

#### **Thursday 28 February**

The meeting resumed at 9:40am in the Council Chamber at the Selwyn District Council Offices, 2 Norman Kirk Dr, Rolleston.

- Mark Brown and Jake Hughes on behalf of Hughes Development Limited
- Julian Odering on behalf of Oderings Nursery Limited

The meeting adjourned at 10:25am and resumed at 10:50am.

- Fiona Aston on behalf of Kevin and Bonie Williams
- Ivan Robertson, Lindsay Blackmore, Malcolm Main and Fiona Aston on behalf of Ivan Robertson, Lindsay Blackmore and Malcolm Main
- Fiona Aston and Mr Patton on behalf of CFJA Holdings Ltd – South Rolleston
- Fiona Aston and Phillip Kennard on behalf of Sharon Jones

The meeting adjourned at 12:05pm and resumed at 1:15pm.

- Fiona Aston and Jeanette Ellis on behalf of Ellis Darussette Limited
- Fiona Aston, Adam Thompson and Peter Fuller on behalf of GFR Rhodes Estate & Larson Group

The meeting adjourned at 3:20pm and resumed at 3:45pm.

- Lloyd Bathurst
- Courtney Inch on behalf of the Majority Beneficiaries of the Bellgrove Family
- Angeline Holton on behalf of Landowners ODP12

The meeting adjourned at 4:27pm.

#### **Friday 1 March**

The meeting resumed at 9:03am in Committee Room 1 at the Civic Offices, 53 Hereford Street. The Chair noted Jim Harland as an apology for Friday 1 March 2019.

- Dr Anna Stevenson for Canterbury District Health Board

- Helen Broughton
- Ngaire Button, Ryan Geddes, Stuart Mitchell, John Button and Ann and Mike Top on behalf of the Grassmere Residents

The meeting adjourned at 10:34am and resumed at 11:00am

- Pru Steven, Adam Thompson, Kim Sanders, Regan Smith and Bruce Thompson on behalf of Suburban Estates Ltd, Doncaster Developments Ltd and Sovereign Palms Limited

The meeting adjourned at 12:20pm.

## **6. Hearing panel Consideration and Deliberation**

The meeting resumed at 10:03am on Monday 11 March 2019 in Committee Room 1 at the Civic Offices, 53 Hereford Street.

The Hearing Panel considered and deliberated on the Our Space 2018-2048: Greater Christchurch Settlement Pattern Update - Whakahāngai O Te Hōrapa Nohoanga on Monday 11 March, Tuesday 12 March, and Wednesday 3 April 2019 at the times specified below.

In light of the additional information and presentations from submitters and the discussion as part of the hearing of submitters, the Panel asked the Reporting Officers to speak to the Officers' Reply Report dated 8 March 2019, responding to the Hearing Panel request set out in Minute 2 of the Hearing Panel dated 7 March 2019.

The meeting adjourned at 12:01pm and resumed at 1:00pm.

The Chair noted that as requested in Minute 3 of the Hearing Panel dated 11 March 2019, the Chief Executives of each of the local authority partners will appear before the Hearing Panel at 10:30am on Tuesday 12 March 2019 at a public session of the Hearings.

The meeting adjourned at 2:53pm and resumed at 3:10pm.

The meeting adjourned at 4:15pm on Monday 11 March 2019 and resumed at 9:05am on Tuesday 12 March 2019 in Committee Room 1 at the Civic Offices, 53 Hereford Street.

The Chair noted that following the oral submission made by Dr Anna Stevenson on behalf of the Canterbury District Health Board on 1 March 2019, the further information requested by the Hearing Panel from the Canterbury District Health Board has been received.

The meeting adjourned at 10:10am and resumed at 10:45am.

The Hearing Panel asked the Chief Executives to the table to speak to their statement dated 12 March 2019.

The meeting adjourned at 11:55am and resumed at 12:46pm.

The Hearing Panel asked the Reporting Officers to speak to the further advice requested by the Hearing Panel arising from the Reporting Officers' Reply Report dated 12 March 2019 and to speak to the Officers' response to Canterbury District Health Board's suggested changes to Our Space text received on 12 March 2019.

The Chair noted that the Hearing Panel would reconvene during the week commencing 1 April 2019 to consider their Hearing Panel Recommendations Report.

The meeting adjourned at 2:31pm.

**Monday 29 April 2019**

The meeting resumed at 8:45am in the Council Chamber at the Environment Canterbury Offices, 200 Tuam Street.

The Chair noted that Jim Harland is a non-voting member of the Hearing Panel and will be dialling into the meeting.

The Hearing Panel deliberated on the draft Hearing Panel Recommendations Report and appendices.

Jim Harland joined the meeting by Skype at 9.15am.

**3. Draft Our Space 2018-2048: Greater Christchurch Settlement Pattern Update – Officers Report**

**Committee Resolved GCFDS/2019/00002**

That the Greater Christchurch Future Development Strategy Hearing Panel:

1. Receives the information in the report.
2. Notes the Officer's recommendations set out in section 5 of Attachment A, while remembering the statutory obligation to consider the views of all submitters with an open mind and give them due consideration.
3. Receives the following additional information:
  - a. Track changed version of Our Space incorporating Officers' recommended changes as a result of considering submissions; and
  - b. Map identifying the broad location of land identified in submissions that were heard.

Councillor Lyall/Councillor Skelton

**Carried**

**4. Submissions received on the draft Our Space 2018-2048: Greater Christchurch Settlement Pattern Update**

**Committee Resolved GCFDS/2019/00003**

That the Greater Christchurch Future Development Strategy Hearing Panel:

1. Accepts the submissions lodged after the submission period closed from Chris Morahan, Wayne Phillips, Landowners ODP 12 Rolleston; and John Law.
2. Notes that it has considered all submissions received, the Officers Report on submissions and other relevant considerations in its deliberations, before deciding its recommendation to the Greater Christchurch Partnership Committee.
3. Notes that the Local Government Act 2002 requires, as one of the principles of consultation, that "the views presented to the local authority should be received by the local authority with an open mind and should be given by the local authority, in making a decision, due consideration" (section 82(1)(e)).

Councillor Templeton/Councillor Atkinson

**Carried**

**5. Hearing of Submissions**

**Committee Resolved GCFDS/2019/00004**

That the Greater Christchurch Future Development Strategy Hearing Panel:

1. Receives the following additional information;
  - a. Additional information and evidence received from submitters that wish to be heard prior to the hearings commencing; and
  - b. Additional information and evidence received from submitters tabled at the time of their oral submission.

Councillor Templeton/Councillor Lyall

**Carried**

**6. Hearing Panel Consideration and Deliberation**

**Committee Resolved GCFDS/2019/00005**

That the Greater Christchurch Future Development Strategy Hearing Panel:

1. Receives the following additional information:
  - a. Reporting Officers' Reply Report dated 8 March 2019 in response to the Hearing Panel questions set out in Minute 2 of the Hearing Panel dated 7 March 2019;
  - b. Advice from Reporting Officers dated 12 March 2019, responding to the Hearing Panel request following the Reporting Officers' Reply Report;
  - c. Additional comments from Canterbury District Health Board with proposed wording changes to Our Space;
  - d. Reporting Officers' response to the additional comments from Canterbury District Health Board with proposed wording changes to Our Space;
  - e. Written comments received from Waimakariri District Council dated 28 February 2019;
  - f. Written comments received from Selwyn District Council on 28 February 2019;
  - g. National Policy Statement on Urban Development Capacity: Summary evaluation report of the Housing and Business Development Capacity Assessments for high-growth urban areas; and
  - h. Advice to the Hearing Panel of Our Space: 2018-2048 dated 12 March 2019 from the Chief Executives of Environment Canterbury, Christchurch City Council, Selwyn District Council and Waimakariri District Council.
2. Approve and adopt the draft Hearing Panel Recommendations Report including Appendix 1 and the Tracked Change Version of Our Space dated 29 April 2019, received on 29 April and the recommendations contained therein, subject to the following substantive amendments:
  - a. Draft Appendix 2 - Our Space Document:
    - i. Include the Mihi.

- ii. Amend Action 2 to note that the action is to address social and affordable housing by including a full-stop between 'provision' and 'investigate' and deleting the word 'and'.
  - iii. Re-introduce deleted words in paragraph 3 of introduction 'and this is encouraged'.
  - iv. Amend first sentence of 2<sup>nd</sup> paragraph in Executive Summary to 'but only if it is managed'.
  - v. Amend heading 'Living with climate change' to 'Living with and mitigating climate change impacts'.
  - vi. Amend reference to 100,000 vehicles under 5.2 to 'vehicle trips'
  - vii. Amend table numbers under section 5.3, and subsequent table numbering.
  - viii. In section 2.2 amend auto-corrected Māori terms in bullets.
  - ix. Insert amended figures.
  - x. Insert page numbers.
- b. Draft Hearing Panel Recommendations Report:
- i. Insert footnote references.
  - ii. Amend paragraph 137 to note the Christchurch City Council's position regarding densities.
- c. Draft Appendix 1 - Hearing Panel recommendations on submissions:
- i. Amend response to submitter 51 - Suburban Estates to re-arrange the structure so that Ms Steven's comment comes first, followed by Council officers.
  - ii. Amend response to submitter 67 - Lyttelton Port Company and add that reclaimed land is considered 'land' and is part of Christchurch City, but not part of Greater Christchurch in Map A of the Canterbury Regional Policy Statement for the purpose of the policies in Chapter 6.
  - iii. Amend response to submitter 74 - Christchurch City Council to amend typos in last sentence.
  - iv. Insert page numbers.
- d. Complete a final review and edit of all 3 documents.
3. Approves the recommendations to be included in the Hearing Panel report to the Greater Christchurch Partnership Committee meeting on 10 May 2019, being that the Committee resolves to:
- 1. Receives the Recommendations Report of the Hearing Panel for *Our Space 2018-2048: Greater Christchurch Settlement Pattern Update Whakahāngai O Te Hōrapa Nohoanga*, included as **Attachment A**.
  - 2. Endorses the recommendations of the Hearing Panel for *Our Space 2018-2048: Greater Christchurch Settlement Pattern Update Whakahāngai O Te Hōrapa Nohoanga*, included in **Attachment A**
  - 3. Endorses the final version of *Our Space 2018-2048: Greater Christchurch Settlement Pattern Update Whakahāngai O Te Hōrapa Nohoanga*, as recommended by the Hearing Panel in **Attachment A**, as the joint future development strategy for Greater Christchurch for the purposes of meeting the obligation to produce a



future development strategy under policies PC12 to PC14 of the National Policy Statement on Urban Development Capacity.

4. Recommends that the Canterbury District Health Board, Te Rūnanga o Ngāi Tahu, NZ Transport Agency, Regenerate Christchurch, and the Department of the Prime Minister and Cabinet endorse the recommendations of the Hearing Panel for *Our Space 2018-2048: Greater Christchurch Settlement Pattern Update Whakahāngai O Te Hōrapa Nohoanga*, included in **Attachment A**.

**Secretarial Note:** *Clause 3.4 of this resolution, above, was subsequently amended by the Panel. Please refer to page 11 for the updated resolution.*

5. Recommends that the Canterbury Regional Council, Christchurch City Council, Selwyn District Council, Waimakariri District Council adopt the recommendations of the Hearing Panel for *Our Space 2018-2048: Greater Christchurch Settlement Pattern Update Whakahāngai O Te Hōrapa Nohoanga*, included in **Attachment A**.
6. Recommends that the Canterbury District Health Board, Te Rūnanga o Ngāi Tahu, NZ Transport Agency, Regenerate Christchurch, and the Department of the Prime Minister and Cabinet endorse the final version of *Our Space 2018-2048: Greater Christchurch Settlement Pattern Update Whakahāngai O Te Hōrapa Nohoanga*, as recommended by the Hearing Panel in **Attachment A**, as the joint future development strategy for Greater Christchurch.

**Secretarial Note:** *Clause 3.6 of this resolution, above, was subsequently amended by the Panel. Please refer to page 11 for the updated resolution.*

7. Recommends that the Canterbury Regional Council, Christchurch City Council, Selwyn District Council and Waimakariri District Council adopt the final version of *Our Space 2018-2048: Greater Christchurch Settlement Pattern Update Whakahāngai O Te Hōrapa Nohoanga* as recommended by the Hearing Panel in **Attachment A** as the joint future development strategy for Greater Christchurch for the purposes of meeting the obligation to produce a future development strategy under policies PC12 to PC14 of the National Policy Statement on Urban Development Capacity.
8. Recommends that the Canterbury Regional Council resolves to set the regional housing targets as identified in Table 2 of *Our Space 2018-2048: Greater Christchurch Settlement Pattern Update Whakahāngai O Te Hōrapa Nohoanga* within the Canterbury Regional Policy Statement, in accordance with policies PC5 and PC8 of the National Policy Statement on Urban Development Capacity at the Council meeting that considers adopting *Our Space 2018-2048: Greater Christchurch Settlement Pattern Update Whakahāngai O Te Hōrapa Nohoanga*.
9. Recommends that the Canterbury Regional Council resolves to incorporate the housing targets as identified in Table 2 of *Our Space 2018-2048: Greater Christchurch Settlement Pattern Update Whakahāngai O Te Hōrapa Nohoanga* within the Canterbury Regional Policy Statement, in accordance with policies PC5 and PC8, of the National Policy Statement on Urban Development Capacity and section 55(A) of the Resource Management Act 1991 following resolutions of the respective territorial authorities to set the territorial authority targets.
10. Recommends that the Christchurch City Council, Selwyn District Council and Waimakariri District Council each resolve to set and incorporate the territorial authority housing targets for its district as identified in Table 2 of *Our Space 2018-*

*2048: Greater Christchurch Settlement Pattern Update Whakahāngai O Te Hōrapa Nohoanga* within the respective district plans, in accordance with Policies PC9 and PC11, of the National Policy Statement on Urban Development Capacity, at the Council meeting that considers adopting *Our Space 2018-2048: Greater Christchurch Settlement Pattern Update Whakahāngai O Te Hōrapa Nohoanga*.

11. Delegate authority to the Independent Chair to make any amendments of minor effect to the final version of *Our Space 2018-2048: Greater Christchurch Settlement Pattern Update Whakahāngai O Te Hōrapa Nohoanga* prior to consideration by all partners.
12. Notes the offer to all partners, when considering this matter, for the Chair of the Hearing Panel (and other Hearing Panel members as required) to attend and support the presentation of this item at relevant meetings.

Councillor Atkinson/Gail Gordon

**Carried**

The Chair acknowledged and thanked the Hearing Panel members for the considerable time and effort expended as part of undertaking their role as Hearing Panel members, and acknowledged staff and consultant assistance.

Councillor Malcolm Lyall acknowledged Councillor Peter Skelton's time and efforts on the Draft Hearing Panel Recommendations Report.

The Chair noted the panel will reconvene at 8:30-9:00am on Friday 10 May 2019.

The meeting adjourned at 10:20am on Monday 29 April.

### **Friday 10 May 2019**

The meeting reconvened at 8.30am on Friday 10 May 2019 in the Waiau Room, Environment Canterbury, 200 Tuam Street.

The Chair noted apologies for the reconvened session from Gail Gordon for lateness and Jim Harland.

Gail Gordon returned to the meeting at 8.32am.

## **7 Hearing Panel - Further Consideration and Deliberation**

The Chair advised the Panel that the Chief Executives Advisory Group has recommended that non-Council partners convey their support for *Our Space*, instead of endorsing the document. To implement this recommendation, the Panel amended two clauses of its previous resolution under section 6 above.

The original resolutions are recorded on page 9 of these minutes with a note referring to the amended versions which are set out below.

### **Committee Resolved GCFDS/2019/00006**

That the Greater Christchurch Future Development Strategy Hearing Panel:

1. Approves and adopts the Hearing Panel Recommendations Report dated 2 May 2019 and the recommendations contain therein.

2. Amends clause 3.4 of Committee Resolution GCFDS/20189/00005 by replacing it with the following wording, and approves this wording to constitute recommendation 5 in the Hearing Panel report to the Greater Christchurch Partnership Committee meeting on 10 May 2019:

*That the Greater Christchurch Partnership Committee:  
Recommend that the Canterbury District Health Board, Te Rūnanga o Ngāi Tahu, New Zealand Transport Agency, Regenerate Christchurch and the Department of the Prime Minister and Cabinet convey their support for the recommendations of the Hearing Panel for Our Space 2018-2048: Greater Christchurch Settlement Pattern Update Whakahāngai O Te Hōrapa Nohoanga, in a manner that is appropriate within the context of their respective governance arrangements.*

3. Amends clause 3.6 of Committee Resolution GCFDS/20189/00005 by replacing it with the following wording, and approves this wording to constitute recommendation 7 in the Hearing Panel report to the Greater Christchurch Partnership Committee meeting on 10 May 2019:

*That the Greater Christchurch Partnership Committee:  
Recommend that the Canterbury District Health Board, Te Rūnanga o Ngāi Tahu, New Zealand Transport Agency, Regenerate Christchurch and the Department of the Prime Minister and Cabinet convey their support for the final version of Our Space 2018-2048: Greater Christchurch Settlement Pattern Update Whakahāngai O Te Hōrapa Nohoanga, as recommended by the Hearing Panel in Attachment A, as the joint future development strategy for Greater Christchurch, in a manner that is appropriate in the context of their respective governance arrangements.*

Councillor Skelton/Councillor Lyall

**Carried**

**Meeting concluded at 8.36am.**

**BILL WASLEY  
CHAIRPERSON**