



Greater Christchurch Partnership

Te Tira Tū Tahī
One Group, Standing Together

Greater Christchurch Future Development Strategy Hearings Panel EXTRAORDINARY MINUTES

Date: Friday 31 May 2019
Time: 10.25am
Venue: Environment Canterbury, 200 Tuam Street

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

30 May 2019

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1. Apologies

Committee Decision

An apology was received from Tā Mark Solomon.

2. Declarations of Interest

There were no declarations of interest recorded.

3. Consideration of Matters Referred to the Hearings Panel by the Greater Christchurch Partnership Committee

Panel Comment

The Independent Chair advised the Hearings Panel that staff were preparing printed copies of two documents to be tabled, and the meeting would adjourn until the documents are ready.

The meeting adjourned at 10.30am and resumed at 10.40am.

When the meeting resumed, the Independent Chair tabled two documents:

- Draft Addendum Report and Recommendations of the Hearings Panel – dated 31 May 2019.
- Proposed Changes to Our Space – dated 31 May 2019.

The Hearings Panel proceeded to consider these documents and adopt changes to the wording as set out below.

Secretarial Note: *Copies of the documents tabled, prior to the changes set out below, are attached to these Minutes as **Item 3 - Attachments A and B.***

Committee Resolved GCFDS/2019/00007

That the Greater Christchurch Future Development Strategy Hearings Panel:

1. Adopts the document tabled at the meeting titled “Draft Addendum Report and Recommendations of the Hearings Panel”.
2. Adopts the document tabled at the meeting titled “Proposed Changes to Our Space” subject to the following amendments (changes noted in red font):

Under 1. Amend *Section 6.2, Further work and implementation, Schedule of future work, Action 9, p 58*

(b) Selwyn and Waimakariri District Councils to undertake a structure planning (including development infrastructure) and review

Under 4. Amend *Section 3.2 Housing, Targets, page 24:*

Development infrastructure means network infrastructure for water supply, wastewater, stormwater, and land transport as defined in the Land Transport Management Act 2003, to the extent that it is controlled by local authorities, and including NZTA

Include an additional point 5.

Correction related to Action 4 – delete ‘investigate opportunity for...’ and replace with ‘Develop and agree...’
This was an agreed position of the Panel during deliberations and the amendment had not been made to Our Space.

Member Skelton/Member Lyall

Carried

The meeting adjourned at 11.20am and resumed at 11.22am.

Committee Resolved GCFDS/2019/00008

That the Greater Christchurch Future Development Strategy Hearings Panel:

3. Adopts the following alteration (changes in noted in red font) to the document titled “Proposed Changes to Our Space”:

Under 2. Amend *Section 5.3, Selwyn and Waimakariri Towns, page 40*:

Amend Section 5.3 as follows:

... hectare^[x] ~~in Greenfield Priority Areas, or~~ where any ~~F~~future ~~D~~development ~~A~~area is subsequently zoned.

Member Skelton/Member Atkinson

Carried

Attachments

- A Draft addendum to Report and Recommendations of the Hearing Panel - As tabled on 31 May 2019 ⇒
- B Proposed changes to Our Space - As tabled on 31 May 2019 ⇒

The meeting adjourned at 11.24am and resumed at 3.01pm on Wednesday 5 June 2019 in the Council Chamber, Christchurch City Council, 53 Hereford Street.

Jim Harland was not present when the meeting reconvened and returned to the meeting at 3.10pm.

4 Consideration of Further Matters Referred to the Hearings Panel by the Greater Christchurch Partnership Committee

The Independent Chair informed the Hearings Panel that the Greater Christchurch Partnership Committee had requested it to provide further clarification as to how the sequencing of development and the management of downstream effects on the Greater Christchurch transport network is intended to be addressed in Action 9 of Our Space.

The Independent Chair tabled two documents:

- Draft Addendum Report and Recommendations of the Hearings Panel – dated 5 June 2019.
- Proposed Changes to Our Space – dated 5 June 2019.

These documents already included the amendments previously adopted by the Hearings Panel on 31 May 2019. The Hearings Panel proceeded to consider these documents and adopt changes to the wording as set out below.

Secretarial Note: *Copies of the documents tabled, incorporating the changes set out below, are attached to these Minutes as **Item 4 - Attachments A and B.***

Committee Resolved GCFDS/2019/00009

That the Greater Christchurch Future Development Strategy Hearings Panel:

1. Adopts the document titled “Addendum to Report and Recommendations of the Hearings Panel” subject to the following amendments (changes noted in red fond):

Insert new point [3]: In relation to the sequencing of development and the management of downstream effects within the transport network, the GCP Committee sought further clarification as to how these matters are intended to be addressed in Action 9 of Our Space.

Remove the last sentence of point [14] to a new point [16]: We wish to reiterate that the expectation is that new urban housing in Waimakariri and Selwyn will achieve a minimum net density of 12 households per hectare.

Include the following text as part of new point [16]: We wish to reiterate that the expectation is that new urban housing in Waimakariri and Selwyn will achieve a minimum net density of 12 households per hectare. We have also identified an error in the above statement and recommend that it is amended to clarify our intention that the statement apply to Future Development Areas that are subsequently zoned.

Include new point [17]: This recommended amendment is set out in full in Appendix 1.

Edit point [22] to remove the word now: As set out above, we ~~now~~ recommend further changes to further clarify the intent of the policy to be considered as part of the change to Chapter 6 of the CRPS.

Insert new point [26]: We note that there are a suite of CRPS policies that apply to new development in Greater Christchurch regarding any off site effects and requiring the integration of land-use and transport matters. Policy 6.3.3 requires that development proceed in accordance with an outline development plan. In addition, Policy 6.3.4 promotes transport effectiveness, and Policy 6.3.5 relates to the achievement of land-use and transport integration by “ensuring that the nature, timing and sequencing of new development are co-ordinated with development, funding, implementation and operation of transport and other infrastructure...” in order to, among other things, “ensure new development does not occur until provision for appropriate infrastructure is in place.”

Insert additional text to point [25]: We are satisfied that the approach in Our Space is appropriate given the evidence presented to us at the hearing, the actions identified in the ‘Schedule of future work’ and the requirement for local authorities to address this matter in subsequent resource management and local government act processes. However, we do consider that further clarification could be made to Action 9 to ensure that readers are clear that the down stream effects on the Greater Christchurch transport network will be considered as part of district council structure planning and that the new policy will sit within the existing objective and policy framework of Chapter 6 of the CRPS which already addresses the sequencing of development and its co-ordination with the development, funding, implementation and operation of transport and other infrastructure.

2. Adopts the document titled “Proposed Changes to Our Space” subject to the following amendments (changes noted in red font):

Paragraph b, relating to *Section 6.2, Further work and implementation, Schedule of future work, Action 9, p 58*

Include text:

Selwyn and Waimakariri District Councils to undertake structure planning (including the consideration of development infrastructure and the downstream effects on the Greater Christchurch transport network) and review of District Plans over the next year for the identified Future Development Areas in the 2019 CRPS Change set out in Action 9a above, to provide for the projected medium term shortfall shown in Table 3 or the

capacity assessment referred to in Action 6 (or subsequent periodic capacity assessments), at a minimum residential density of 12 households per hectare, informed by the evaluation undertaken as Action 3 above.

Add text: The policy will sit within the existing objective and policy framework of Chapter 6 of the CRPS which, in relation to the integration of land use and transport, includes policies 6.3.3, 6.3.4 and 6.3.5.¹

Add footnote: ¹ Policy 6.3.3 requires that development proceed in accordance with an outline development plan. In addition, Policy 6.3.4 promotes transport effectiveness, and Policy 6.3.5 relates to the achievement of land-use and transport integration by “ensuring that the nature, timing and sequencing of new development are co-ordinated with development, funding, implementation and operation of transport and other infrastructure...”

Member Skelton/Member Lyall

Carried

Attachments

- C Addendum to Report and Recommendations of the Hearing Panel - As Adopted on 5 June 2019
⇒
- D Proposed Changes to Our Space - As Adopted on 5 June 2019. ⇒

The meeting adjourned at 3.43pm and resumed at 10.05am on Friday 14 June 2019 in the Council Chamber, Environment Canterbury, 200 Tuam Street. The Independent Chair advised the Hearings Panel that there was no further business to be transacted and it was appropriate for the meeting to close.

Meeting concluded at 10.06am on Friday 14 June 2019.

BILL WASLEY
CHAIRPERSON