



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 14 May 2021
Time: 9am
Venue: Council Chamber, Environment Canterbury,
200 Tuam Street, Christchurch

14 May 2021



NZ TRANSPORT AGENCY
WAKA KOTAHĪ

Canterbury
District Health Board
Te Pōwhiri Hauora o Waitaha

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Committee Members

Greater Christchurch Partnership Independent Chair

Jim Palmer

Christchurch City Council

Mayor Lianne Dalziel, Councillors Mike Davidson and Sara Templeton

Environment Canterbury

Chair Jenny Hughey, Councillors Phil Clearwater and Grant Edge

Selwyn District Council

Mayor Sam Broughton, Councillors Malcolm Lyall and Sophie McInnes

Waimakariri District Council

Mayor Dan Gordon, Councillors Niki Mealings 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

Sir John Hansen

New Zealand Transport Agency (Non-Voting Member)

Ian Duncan

Partnership Manager

Anna Elphick
ph 021831325

Committee Adviser

Nathaniel Heslop
ph 941 6444

1. TERMS OF REFERENCE / NGĀ ĀRAHINA MAHINGA

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

- 1.1 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.

AGENDA ITEMS

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STAFF REPORTS

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Standing Items

Karakia - Timatanga

Whakataka te hau ki te uru
Whakataka te hau ki te tonga
Kia mākinakina ki uta
Kia mātaratara ki tai
E hī ake ana te atakura
He tio, he huka, he hau hū

Tihei Mauri Ora

Opening Incantation

Cease the winds from the west
Cease the winds from the south
Let the breeze blow over the land
Let the breeze blow over the sea
Let the red-tipped dawn come with a sharpened air.
A touch of frost, a promise of a glorious day

Karakia - Whakakapi

Unuhia te pō, te pō whiri mārama
Tomokia te aō, te aō whatu tāngata
Tātai ki runga, tātai ki raro, tātai aho rau
Haumi e, hui e, tāiki e!

Closing Incantation

From confusion comes understanding
From understanding comes unity
We are interwoven, we are interconnected
Together as one!

1. Apologies / Ngā Whakapāha

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

2. Declarations of Interest / Ngā Whakapuaki Aronga

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 / Ngā Huinga Whakaritenga

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

4. Confirmation of Previous Minutes / Te Whakaāe o te hui o mua

That the minutes of the Greater Christchurch Partnership Committee meeting held on [Friday, 9 April 2021](#) be confirmed (refer page 9).



Greater Christchurch Partnership

Te Tira Tū Tahī
One Group, Standing Together

Greater Christchurch Partnership Committee OPEN MINUTES

Date: Friday 9 April 2021
Time: 9.03am
Venue: Council Chamber, Environment Canterbury,
200 Tuam Street, Christchurch

Present

Chairperson Jim Palmer
Members Mayor Lianne Dalziel , Christchurch City Council
Councillor Mike Davidson , Christchurch City Council
Councillor Sara Templeton , Christchurch City Council
Chairperson Jenny Hughey , Environment Canterbury
Councillor Phil Clearwater , Environment Canterbury
Councillor Grant Edge , Environment Canterbury
Mayor Sam Broughton , Selwyn District Council
Councillor Malcolm Lyall , Selwyn District Council
Councillor Sophie McInnes , Selwyn District Council
Mayor Dan Gordon , Waimakariri District Council
Councillor Niki Mealings , Waimakariri District Council
Councillor Neville Atkinson , Waimakariri District Council
Jane Huria , Te Rūnanga o Ngāi Tahu
Sir John Hansen , Canterbury District Health Board
(Non-Voting Member) Ian Duncan, New Zealand Transport Agency

9 April 2021

Nathaniel Heslop
Committee & Hearings Advisor
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The agenda was dealt with in the following order.

1. Apologies / Ngā Whakapāha

Committee Resolved GCPC/2021/00009

That the apologies received from Gail Gordon for absence be accepted.

Mayor Dan Gordon/Councillor Phil Clearwater

Carried

2. Declarations of Interest / Ngā Whakapuaki Aronga

There were no declarations of interest recorded.

3. Deputations by Appointment / Ngā Huinga Whakaritenga

There were no deputations by appointment.

4. Confirmation of Previous Minutes / Te Whakaāe o te hui o mua

Committee Resolved GCPC/2021/00010

That the open and public excluded minutes of the Greater Christchurch Partnership Committee meeting held on Friday, 12 March 2021 be confirmed.

Councillor Neville Atkinson/Mayor Lianne Dalziel

Carried

Sir John Hansen left the meeting at 9.25am and returned at 10.04am during discussion of Item 5.
Councillor Davidson left the meeting at 9.48am and returned at 9.55am during discussion of Item 5.

5. Christchurch Central City Update

Committee Comment

Carolyn Ingles, John Meeker, and John Scallan introduced the report and made the following comments:

- The Central City Action Plan, prepared in 2018 and refreshed in 2020, sets out the key actions to support activity, people and the economy in the central city.
- There has been a change in perception about the Central City which are increasingly positive.
- Within the Central City the last 3 years have seen significant growth in employment across a number of sectors, an acceleration in housing completions and steady year on year increase in retail spending – capturing back trade lost to major centres including Riccarton and Northlands.
- The completion of anchor projects remains an important driver to increase activity and support commercial investment. Te Pae is scheduled to open in spring this year, Metro Sports in summer 2022, the Performing Arts Precinct in Spring 2023, and the Canterbury Arena towards the end of 2024.

- Christchurch City Council's Vacant Sites Programme was initiated in December 2020. It aims to support site owners to bring forward development of all types; where this is not expected within 2 years land owners are being encouraged to improve the site amenity and, in central locations, activate sites in ways that add to the city experience.
- The Central City has proven resilient in the face of COVID19, although ongoing uncertainty about societal change, the return of international visitors and new outbreaks is a significant drag on confidence. Important to note that many property owners are unsung heroes, discounting rents to help sustain business tenants and retain vibrancy of Central City.
- Residential activity can occur anywhere in the Central City. New homes are being completed in the North and North East of the Central City. East frame is filling out with Fletchers developments.
- The Central City population is currently growing at 8% year on year. This growth is expected to continue as more homes are completed. New home completions are the highest in a decade, however, a further acceleration of home building will be required to meet the population goal of 20,000 people by 2028.
- Christchurch City Council continues to offer a Development Contributions Rebate and provide development process support to property developers to directly encourage increasing housing supply.
- Ongoing investment in the public realm and key facilities of the Central City helps to provide confidence to the housing development community to continue to invest in new central city housing projects.

During the discussion, the Committee raised the following points:

- It is important to provide a mix of housing types. Members of the Committee enquired about social housing, 'tiny homes', and co-operative housing opportunities in the Central City.
- The National Policy Statement-Urban Development shifts the opportunities for further development in the Central City.
- The importance of investing in amenities and infrastructure that makes the Central City an attractive place to live for families and older people (i.e. the 8-80 year old city).
- Suggested using surveys to understand why people are buying and selling Central City dwellings.
- The development community is attune to the demand for certain types of housing. This is market led and the Christchurch City Council's focus is ensuring infrastructure and amenities exist to enhance the lifestyle Central City living offers.
- The 2023 Census will provide an opportunity to understand who is purchasing property in the Central City.

Committee Resolved GCPC/2021/00011

That the Greater Christchurch Partnership Committee:

1. Note the content of this paper and the accompanying presentation
Mayor Dan Gordon/Councillor Neville Atkinson

Carried

6. Resolution to Exclude the Public

Secretarial note: the meeting did not resolve to go into public excluded as the public excluded minutes of Friday 12 March 2021 were confirmed in the open session.

Meeting concluded at 10.08am.

CONFIRMED THIS 14th DAY OF MAY 2021

JIM PALMER
CHAIRPERSON

Unconfirmed

5. Greater Christchurch Spatial Plan Project

Reference / Te Tohutoro: 21/564028

Report of / Te Pou

Chief Executives Advisory Group

Matua:

1. Purpose of Report / Te Pūtake Pūrongo

- 1.1 The purpose of this paper is to provide you details of the Greater Christchurch Spatial Plan project. Specifically:
 - 1.1.1 how the project aligns with Greater Christchurch Partnership (GCP), local council and central government priorities; and
 - 1.1.2 the high-level scope, timelines and budget for the project.

2. Officer Recommendations / Ngā Tūtohu

That the Greater Christchurch Partnership Committee:

1. **Agree** the objectives of the Greater Christchurch Spatial Plan project.
2. **Note** the strategic importance and alignment of the Greater Christchurch Spatial Plan project to deliver on the priorities of the Greater Christchurch Partnership, local councils and central government.
3. **Agree** the proposed approach and high-level phases for the development of the Greater Christchurch Spatial Plan, as outlined in the report.
4. **Note** that the detailed work programme for the development of the Greater Christchurch Spatial Plan is subject to finalisation in partnership with the Ministry of Housing and Urban Development and central government agencies.
5. **Note** that work will commence immediately in order to deliver on the work programme and satisfy National Policy Statement on Urban Development timeframes.
6. **Note** to deliver on the Greater Christchurch Spatial Plan project, the total funding envelope for this project is up to \$1,450,000 for the two-year work programme.
7. **Note** that in addition to the external funding requirement, the Partners will contribute in-kind resource in the form of staff time and technical expertise.
8. **Note** that \$400,000 funding for the Greater Christchurch Spatial Plan project can be met through:
 - i. Funding from the existing Greater Christchurch 2050 budget of up to \$200,000; and
 - ii. Funding from the Greater Christchurch project budget of up to \$100,000 per annum for 2021/22 and 2022/23 financial years.
9. **Note** that the cost share arrangement for funding the Greater Christchurch Partnership is as follows; Christchurch City Council (37.5%), Environment Canterbury (37.5%), Waimakariri District Council (12.5%), and Selwyn District Council (12.5%).
10. **Recommend** that Christchurch City Council, Waimakariri District Council, Selwyn District Council, Canterbury Regional Council, the Canterbury District Health Board, and Te Rūnanga o Ngāi Tahu agree the proposed approach and high-level phases for the development of the Greater Christchurch Spatial Plan project, as outlined in the report.

11. **Recommend** that Canterbury Regional Council, Christchurch City Council, Selwyn District Council, and the Waimakariri District Council fund the additional investment required to deliver the Greater Christchurch Spatial Plan work programme according to the current cost share arrangement (Christchurch City Council \$393,750, Environment Canterbury \$393,750, Selwyn District Council \$131,250 and Waimakariri District Council \$131,250) for the two-year work programme.

3. Context/Background / Te Horopaki

- 3.1 The Greater Christchurch Partnership (GCP) has worked collaboratively for more than a decade on planning and managing growth and urban development in Greater Christchurch to support the long-term needs of our people and communities. This leadership recognises that the communities, economies and environments of the territorial authorities that make-up Greater Christchurch are strongly linked, and the opportunities and challenges of growth transcend their political boundaries.
- 3.2 Strong partnership at the Greater Christchurch level is therefore essential for being able to leverage the investment, resources and tools available to effectively deliver on our communities' aspirations, and to respond to the opportunities and address the challenges facing Greater Christchurch.
- 3.3 In this context, the collaborative work undertaken through the Partnership has primarily focused on the creation of key planning documents that set the long-term direction for Greater Christchurch, and enable consistent, effective and efficient decision making across partner organisations. Some of the key documents produced by the Partnership over the years is shown in the figure below.



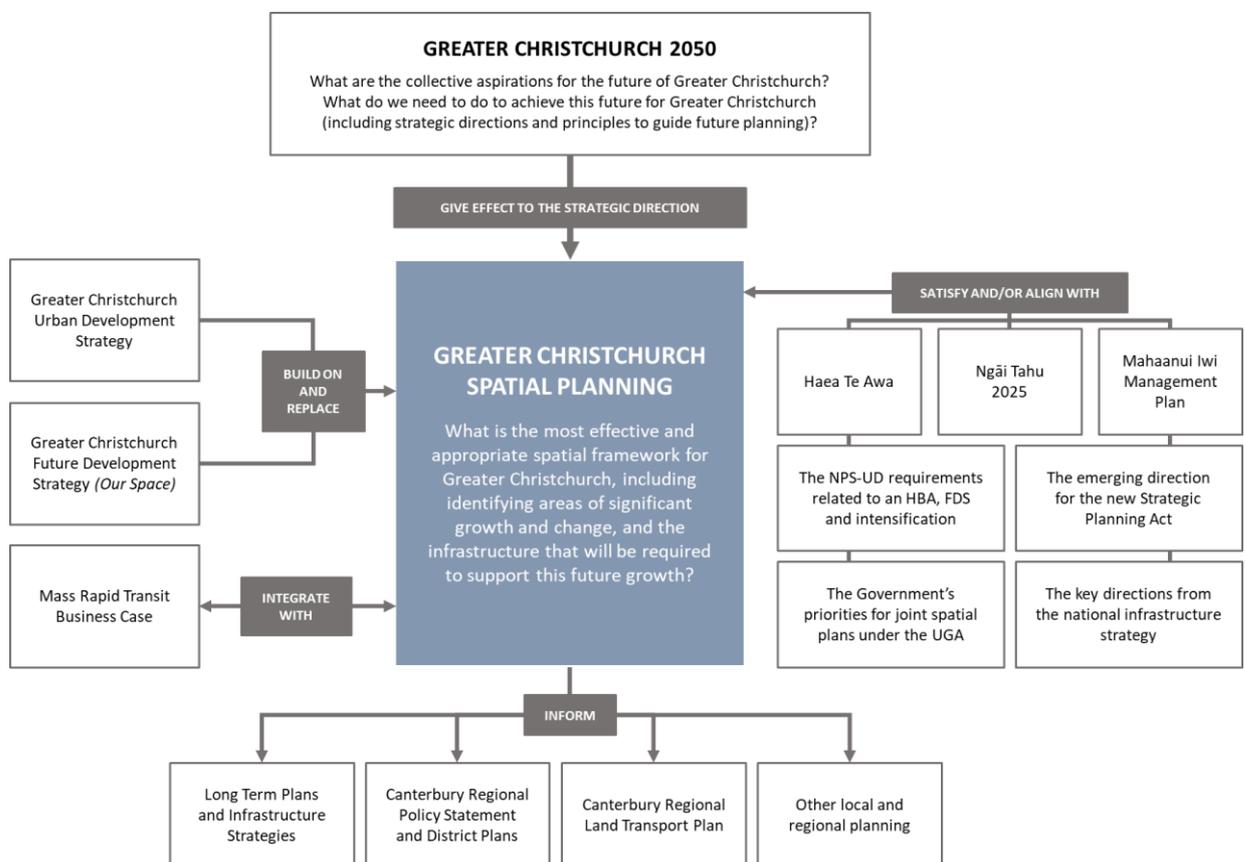
- 3.4 In June 2020, the GCP agreed to establish Greater Christchurch 2050 to set a new strategic direction for Greater Christchurch. The objectives of this project are to:
 - 3.4.1 Deliver a clear and agreed aspiration and positioning of Greater Christchurch
 - 3.4.2 Drive and focus of Partnership investment and commitment to deliver shared outcomes
 - 3.4.3 Advance a partnership and investment agreement between local and central government
 - 3.4.4 Grow private sector confidence and investment.
- 3.5 Through Greater Christchurch 2050, a new strategic framework has been drafted following a current state assessment of intergenerational wellbeing in Greater Christchurch and extensive consultation with the community and stakeholders about their aspirations and priorities for the future.
- 3.6 A new Greater Christchurch Spatial Plan is the logical next step in giving effect to the aspiration set out in the draft Greater Christchurch 2050 strategic framework. This new spatial

plan will be the first major reconsideration of Greater Christchurch’s urban form¹ since the development of the Urban Development Strategy in 2007, and will look to take account of the new strategic direction of Greater Christchurch 2050 and the national policy context.

- 3.7 This Greater Christchurch Spatial Plan is being developed jointly with central government to give effect to the government’s Urban Growth Agenda and as an important step in progressing an Urban Growth Partnership between central government and the GCP. The GCP Councils have been working with the Ministry of Housing and Urban Development (HUD) since March 2021 to develop the scope and project plan for the Greater Christchurch Spatial Plan project.
- 3.8 This paper sets out the strategic importance of this work and the high-level work programme and resource requirements to deliver it.

4. Strategic Importance and Alignment

- 4.1 The Greater Christchurch Spatial Plan sits within a wider local, regional and national context, as detailed in the diagram below².



- 4.2 The proposed objectives of the joint GC Spatial Plan work programme are to:

¹ “Urban form” is defined in this paper as is the physical characteristics that make up our urban area – where people live and undertake activities and how they get around, and the infrastructure that supports this; the characteristics of the natural environment; and, the tangata whenua values associated with Greater Christchurch.

² Note that local and regional planning work e.g. the Ōtautahi Christchurch [spatial] Plan will contribute into the Greater Christchurch Spatial Planning.

- Determine the most effective and appropriate urban form for Greater Christchurch to give effect to the strategic direction set through Greater Christchurch 2050, and therefore contribute to the vision and outcomes sought for Greater Christchurch (including the aspirations of hapū and iwi in Greater Christchurch).
- Align with the Government’s UGA objectives (see **Appendix A**) and provide the basis for a joint work programme that would be delivered through an UGP for Greater Christchurch.
- Satisfy the requirements of the National Policy Statement on Urban Development for partner councils to jointly prepare a Future Development Strategy for Greater Christchurch (which can be treated as part of a spatial plan) in time to inform 2024 Long Term Plans (see **Appendix B**).
- Provide the basis for any regional spatial planning that may need to be undertaken at the Canterbury level in the future by taking account the Resource Management Review Panel’s recommendations for regional spatial strategies (see **Appendix C**).
- Develop a shared, evidence based spatial view of the future of Greater Christchurch that better integrates land use and infrastructure, provides certainty about the future to guide and stimulate investment, and enables councils to undertake more detailed planning at the local level.

4.3 The draft objectives of the Greater Christchurch Spatial Plan work programme deliver to four of the GCP’s five 2020/21 priorities³. The table below maps the project’s objectives to GCP’s priorities. More detail is provided in **Appendix D**.

| GCP Priorities | Draft Greater Christchurch Spatial Plan Objectives |
|---|---|
| Develop Greater Christchurch 2050 – setting a vision and plan for Greater Christchurch to achieve intergenerational wellbeing that also responds to climate change, and moving towards a zero-carbon economy, noting the opportunity to reset that responding to COVID-19 provides. | To determine the most effective and appropriate urban form for Greater Christchurch that will give effect to the strategic direction set through Greater Christchurch 2050, and therefore contribute to the vision and outcomes, including those of Māori, sought for Greater Christchurch. |
| Strengthening the partnership with mana whenua and iwi. | To give effect to the aspirations of hapū and iwi in Greater Christchurch by ensuring these are integrated into strategy, policy and delivery. |
| Focusing on our partnership with Central Government, alignment with Central Government’s Urban Growth Agenda, key policies driving investment, and advocacy on behalf of Greater Christchurch. | To align with national policy direction, and particularly the Government’s Urban Growth Agenda objectives, and provide the basis for a joint work programme that would be delivered through an Urban Growth Partnership for Greater Christchurch. |
| Progressing existing Greater Christchurch Partnership commitments, including Our Space | To satisfy the requirements of the National Policy Statement on Urban Development for |

³ Note that the Greater Christchurch Spatial Plan does not deliver to GCP priority 5 – “co-ordination of Greater Christchurch recovery actions.”

| | |
|---|---|
| <p>actions, maintaining our focus towards a sustainable urban form which aligns land-use and transport and enables an integrated and efficient public transport system.</p> | <p>partner councils to jointly prepare a Future Development Strategy for Greater Christchurch (which can be treated as part of a spatial plan) in time to inform 2024 Long Term Plans.</p> <p>To provide the basis for any regional spatial planning that may need to be undertaken at the Canterbury level in the future by taking account the Resource Management Review Panel’s recommendations for regional spatial strategies.</p> <p>To develop a shared, evidenced based spatial view of the future of Greater Christchurch that better integrates land use and infrastructure, provides certainty about the future to guide and stimulate investment and enables councils to undertake more detailed planning at the local level.</p> |
|---|---|

4.4 The table below sets out the broad components of the Greater Christchurch Spatial Plan and the alignment of these components with national policy direction and/or requirements.

| Broad component of the Greater Christchurch Spatial Plan: | Priorities for joint spatial plans under the UGA | NPS-UD requirements related to FDSs | Specified content for regional spatial strategies |
|---|--|-------------------------------------|---|
| Strategic context and direction | | | |
| Greater Christchurch context and story (including defining the geographic extent of the Greater Christchurch area) | | ✓ | |
| Hapū and iwi values and aspirations for Greater Christchurch | | ✓ | ✓ |
| Opportunities and challenges to be addressed by the spatial plan | | | |
| Scale, type and rate of the assumed growth scenario | | ✓ | ✓ |
| Objectives and outcomes guiding the spatial plan | | | ✓ |
| Approach to achieving well-functioning urban environments, covering at least: <ul style="list-style-type: none"> • Housing • Business land • Transport and accessibility • Climate change mitigation • Climate change adaptation | ✓ | ✓ | ✓ |
| Urban Form | | | |

| | | | |
|---|---|---|---|
| Areas to protect from development in perpetuity (including taking account hazards, and areas with cultural and environmental value) | ✓ | ✓ | ✓ |
| Constraints to development (including consideration of the effects of climate change) | ✓ | ✓ | ✓ |
| Iwi values and aspirations | | ✓ | ✓ |
| Blue-green networks | | | ✓ |
| Mobility / connectivity | ✓ | ✓ | ✓ |
| Urban centres | | | |
| Employment and economic corridors | | ✓ | |
| Three waters infrastructure | ✓ | ✓ | ✓ |
| Social and community infrastructure | | ✓ | ✓ |
| Current and future growth areas | ✓ | ✓ | ✓ |
| Other strategic assets and infrastructure | ✓ | ✓ | ✓ |
| Other key components | | | |
| Identify sufficient development capacity to meet expected demand | ✓ | ✓ | ✓ |
| Identify priority development areas and key initiatives and actions | | | |

Why is the Greater Christchurch Spatial Plan a priority now?

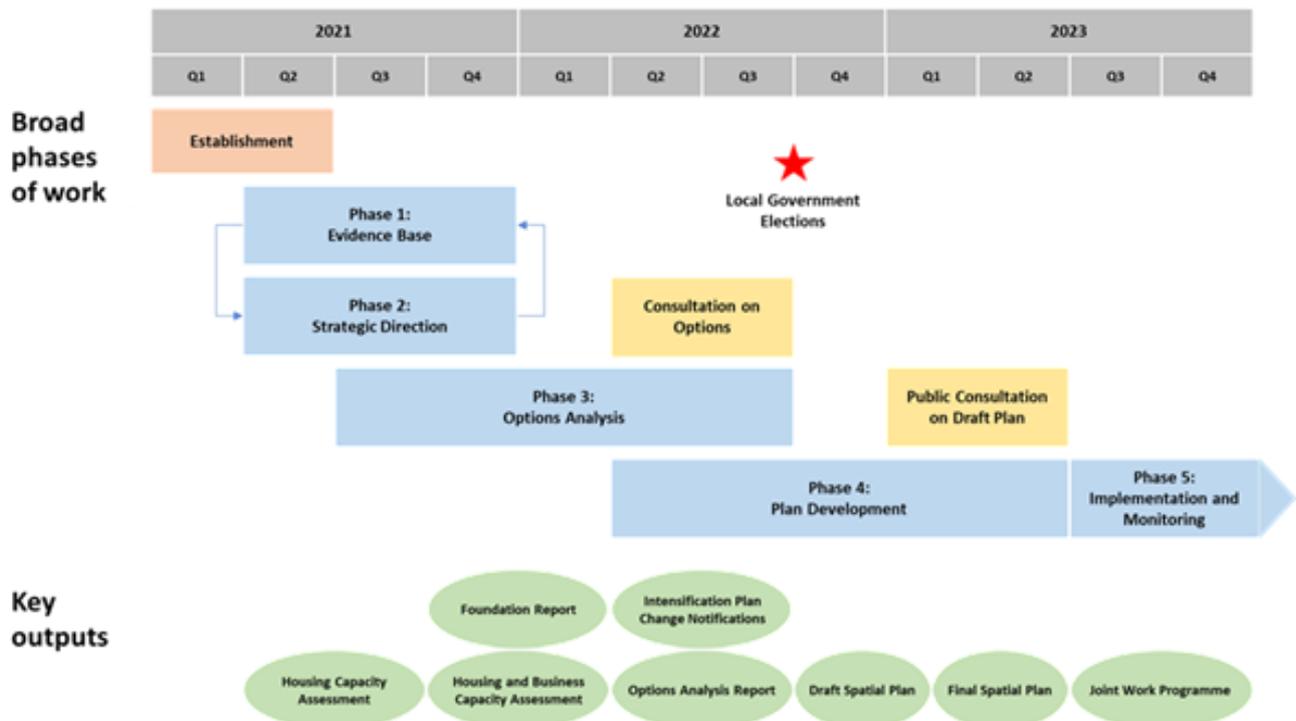
4.5 The Greater Christchurch Spatial Plan is time critical for the following reasons:

- 4.5.1 The Mass Rapid Transit (MRT) Indicative Business Case aims to identify a preferred transport corridor. Given the city-shaping role of rapid transit, this preferred corridor needs to be guided by a short-list of preferred urban forms developed through the Greater Christchurch Spatial Plan project. The role of rapid transit investment in supporting and enabling a different, more desirable urban form (from an affordability, accessibility, sustainability perspective) is expected to be core to the rationale for this investment. Work through the Greater Christchurch Spatial Plan to determine the preferred urban form is required for the Mass Rapid Transit project to progress.
- 4.5.2 Making good progress on the Greater Christchurch Spatial Plan is an important indication of commitment and will generate confidence ahead of your Urban Growth Partnership proposal to central government.
- 4.5.3 A Greater Christchurch Spatial Plan is a necessary foundation for engaging credibly with central government on national policy reforms. Without it we lack the evidence base to support our discussions with central government about the implications and potential refinement of national policy direction.
- 4.5.4 The National Policy Statement on Urban Development (NPS-UD) has a clear timetable for implementation. We will meet these requirements most effectively if we incorporate them into a wider spatial planning work programme (rather than addressing them in isolation). The first deliverable under the NPS-UD is a Housing Development Capacity Assessment, which is due with the Ministry for the Environment by 31 June 2021. A priority area of work for the Greater Christchurch Spatial Plan project will be to immediately commence work to prepare a Housing Development Capacity Assessment.

- 4.6 The Greater Christchurch Spatial Plan is the logical next step from the Greater Christchurch 2050 Plan, which will include strategic direction (including urban principles) for integrated land use and transport planning.

5. Project Scope & Resourcing

- 5.1 The diagram below provides a high-level view of the Greater Christchurch Spatial Plan project plan. Council planning teams have developed the project plan in consultation with the Greater Christchurch 2050 Project Team, Waka Kotahi, Ministry of Housing & Urban Development and the MRT project team. A wider cross-agency central government group has been established to support the more detailed scoping and delivery of this project.



5.2 The key phases of work are detailed in the table below:

| Phase of Work | Draft Greater Christchurch Spatial Plan Tasks |
|--|--|
| <p>Phase 1: Evidence Base</p> | <p>Prepare a robust and up-to-date evidence base to underpin the spatial plan. This work will include spatial analysis and investigation of key themes and questions. The evidence base will build on, and revisit where necessary, the work previously undertaken by the Partnership, particularly through the development of <i>Our Space</i>. It will also be informed by District Plan Reviews, Long Term Plans, Infrastructure Strategies, Asset Management Plans, and other plans and strategies developed by the partner councils and other partners.</p> |
| <p>Phase 2: Strategic Direction</p> | <p>Develop clear strategic direction in terms of the approach to future planning in Greater Christchurch. This will draw on:</p> <ul style="list-style-type: none"> • An evaluation of the factors affecting the scale and form of urban growth, and the location and form of existing activities, in Greater Christchurch; • The aspiration of, and priorities for, improving intergenerational wellbeing as set out in the strategic framework (outcomes, targets and principles) developed through Greater Christchurch 2050; and • National policy direction. <p>The Greater Christchurch 2050 strategic framework will guide the development of urban form performance measures and goals, and urban principles. . Currently in draft form in the draft Greater Christchurch 2050 Plan, the Committee will be asked to further consider aspects of this in June.</p> |
| <p>Phase 3: Options Analysis</p> | <p>A comprehensive assessment of urban form options for Greater Christchurch in accordance with the NPS-UD and other national policy direction and, the strategic direction. This will include consideration of geographical scope and incorporate planning horizons beyond 30 years to ensure full consideration of options for a “future proof” urban form.</p> <p>This work will be broadly undertaken in two key stages: a qualitative, multi-criteria assessment of a long-list of options followed by a quantitative, cost-benefit assessment of the short-listed options. There will be public consultation on the urban form options.</p> |
| <p>Phase 4: Plan Development</p> | <p>The development of the spatial plan for Greater Christchurch. This will include consulting on the draft spatial plan using the special consultative procedure in section 83 of the Local Government Act, which aligns with the NPS-UD requirement to consult on a draft FDS.</p> |
| <p>Phase 5: Implementation & Monitoring</p> | <p>Implementation and monitoring of the Greater Christchurch Spatial Plan will form part of the joint work-programme with central government delivered through the Urban Growth Partnership.</p> |

5.3 The Greater Christchurch Spatial Plan project will draw on staff resources, technical expertise and other content⁴ from across the Partners and central government. This will be supplemented by an external resource requirement for the Greater Christchurch Spatial Plan project detailed in the table below. There is \$400,000 available from the existing GCP budgets that could be contributed towards the project, which would leave \$1,050,000 to be funded from Partner Councils.

| (\$000s) | Total | 2020/21 (2 months) | 2021/22 (full year) | 2022/23 (full year) |
|---|----------------|-----------------------|------------------------|------------------------|
| External Resource Requirement | \$1,450 | \$195 | \$985 | \$270 |
| Less: | | | | |
| Greater Christchurch 2050 underspend | -\$200 | -\$200 | | |
| GCP project budget (retain \$30k per annum for contingencies) | -\$200 | | -\$100 | -\$100 |
| Funding from Partner Councils | \$1,050 | -\$5 | \$885 | \$170 |

6. Next Steps

6.1 The key next steps for this project are as follows:

6.1.1 Hold a two-day central government cross-agency workshop – the GCP is due to host up to 20 senior officials from a wide range of central government agencies on 11 and 12 May 2021. This workshop will (1) familiarise officials about Greater Christchurch – its spatial context, opportunities, challenges; and (2) provide an opportunity to review the spatial plan work programme and discuss our working jointly on its delivery. The Partnership Manager can provide a verbal update on this workshop at the Committee meeting.

6.1.2 Recruitment of a Greater Christchurch Spatial Plan Project Lead.

6.1.3 Delivery of the Housing Capacity Assessment – a project team involving the four Councils and Waka Kotahi working in collaboration with HUD are progressing this work under the guidance of the GCP Planning Managers Group.

⁴ Such as the work completed on the Ōtautahi Christchurch Plan and Waimakariri and Selwyn District Plan Reviews.

Attachments / Ngā Tāpirihanga

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Appendix A: Government's priorities for joint spatial plans

In September 2020, the Government released a Cabinet paper on Urban Growth Partnerships, Joint Spatial Plans and Urban Growth Programmes. This paper provides a useful overview of spatial plans, or joint spatial plans as termed by the Government within the context of the UGPs programme. The Cabinet paper outlines seven strategic priorities that the Government is likely to expect to see met through the development of a joint spatial plan¹. These strategic priorities include:

- identifying areas to be protected from urban development and spatial constraints on development (including hazards) and seeking to avoid or moderate any future urban development in relation to these;
- ensuring the impacts of climate change are considered and mitigated where possible;
- identifying strategic infrastructure corridors or sites that may be required over the long-term;
- locating all future development at scale around a new or strengthened rapid and/or frequent public transport network;
- setting out a range of appropriate future growth opportunities through both urban intensification and expansion that are well-connected by public transport and active modes appropriate for the scale and location of development;
- supporting well-functioning urban environments as defined by the NPS-UD; and
- providing sufficient development capacity over the next 30 years to meet expected demand as defined in the NPS-UD.

¹ Noting that these priorities are specific to the joint spatial plans for the Hamilton Metropolitan area, Tauranga / Western Bay of Plenty and Queenstown Lakes.

Appendix B: National Policy Statement on Urban Development (NPS-UD) extracts

Refer to <https://environment.govt.nz/publications/national-policy-statement-on-urban-development-2020/> for full text. Extracts below pertain to the Future Development Strategy and Housing & Business Capacity Assessment.

Timeframes for implementing the HBA and FDS requirements

| Subject | By when |
|---|---|
| HBA so far as it relates to housing | By 31 July 2021 |
| Notification of plan changes to give effect to the intensification policies of the NPS-UD | By August 2022 |
| HBA relating to both housing and business land | In time to inform the 2024 Long Term Plan |
| First FDS made publicly available after commencement date | In time to inform the 2024 Long Term Plan |

Future Development Strategy (FDS)

3.12 Preparation of FDS

- 1) Every tier 1 and tier 2 local authority must prepare, and must make publicly available as required under the Local Government Act 2002, an FDS for the tier 1 or 2 urban environment:
 - a) every 6 years; and
 - b) in time to inform, or at the same time as, preparation of the next long-term plan of each relevant local authority.
- 2) The FDS must apply, at a minimum, to the relevant tier 1 and 2 urban environments of the local authority, but may apply to any wider area.
- 3) If more than one tier 1 or tier 2 local authority has jurisdiction over a tier 1 or tier 2 urban environment, those local authorities are jointly responsible for preparing an FDS as required by this subpart.
- 4) If a local authority that is not a tier 1 or 2 local authority chooses to prepare an FDS, either alone or with any other local authority, this subpart applies as if it were a tier 1 or 2 local authority, except that any reference to an HBA may be read as a reference to any other document that contains broadly equivalent information.
- 5) An FDS may be prepared and published as a stand-alone document, or be treated as part of any other document (such as a spatial plan).

3.13 Purpose and content of FDS

- 1) The purpose of an FDS is:
 - a) to promote long-term strategic planning by setting out how a local authority intends to:
 - i. achieve well-functioning urban environments in its existing and future urban areas; and
 - ii. provide at least sufficient development capacity, as required by clauses 3.2 and 3.3, over the next 30 years to meet expected demand; and
 - b) assist the integration of planning decisions under the Act with infrastructure planning and funding decisions.

- 2) Every FDS must spatially identify:
 - a) the broad locations in which development capacity will be provided over the long term, in both existing and future urban areas, to meet the requirements of clauses 3.2 and 3.3; and
 - b) the development infrastructure and additional infrastructure required to support or service that development capacity, along with the general location of the corridors and other sites required to provide it; and
 - c) any constraints on development.
- 3) Every FDS must include a clear statement of hapū and iwi values and aspirations for urban development.

3.14 What FDSs are informed by

- 1) Every FDS must be informed by the following:
 - a) the most recent applicable HBA
 - b) a consideration of the advantages and disadvantages of different spatial scenarios for achieving the purpose of the FDS
 - c) the relevant long-term plan and its infrastructure strategy, and any other relevant strategies and plans
 - d) Māori, and in particular tangata whenua, values and aspirations for urban development
 - e) feedback received through the consultation and engagement required by clause 3.15
 - f) every other National Policy Statement under the Act, including the New Zealand Coastal Policy Statement
 - g) any other relevant national policy required by, or issued under, legislation.

3.15 Consultation and engagement

- 1) When preparing or updating an FDS local authorities must use the special consultative procedure in section 83 of the Local Government Act 2002.
- 2) In order to prepare the draft required by that procedure, local authorities must engage with the following:
 - a) other local authorities with whom there are significant connections relating to infrastructure or community
 - b) relevant central government agencies
 - c) relevant hapū and iwi
 - d) providers of additional infrastructure
 - e) relevant providers of nationally significant infrastructure
 - f) the development sector (to identify significant future development opportunities and infrastructure requirements).

3.16 Review of FDS

3.17 Effect of FDS

3.18 FDS implementation plan

- 1) Every tier 1 and tier 2 local authority must prepare and implement an implementation plan for its FDS.

- 2) If a tier 1 or tier 2 local authority consists of more than one local authority, the implementation plan must be prepared as a single document by all the local authorities that jointly prepared the FDS.
- 3) Every implementation plan, or part of an implementation plan, must be updated annually.
- 4) An implementation plan or part of an implementation plan:
 - a) is not part of the FDS to which it relates; and
 - b) does not need to be prepared using the consultation and engagement requirements set out in clause 3.15; and
 - c) does not have the effect of an FDS as described in clause 3.17.

Housing and Business Development Capacity Assessment (HBA)

3.19 Obligation to prepare HBA

- 1) Every tier 1 and tier 2 local authority must prepare, and must make publicly available as required under the Local Government Act 2002, an HBA for its tier 1 or tier 2 urban environments every 3 years, in time to inform the relevant authority's next long-term plan.
- 2) The HBA must apply, at a minimum, to the relevant tier 1 or tier 2 urban environments of the local authority (ie, must assess demand and capacity within the boundaries of those urban environments), but may apply to any wider area.
- 3) If more than one tier 1 or tier 2 local authority has jurisdiction over a tier 1 or tier 2 urban environment, those local authorities are jointly responsible for preparing an HBA as required by this subpart.

3.20 Purpose of HBA

- 1) The purpose of an HBA is to:
 - a) provide information on the demand and supply of housing and of business land in the relevant tier 1 or tier 2 urban environment, and the impact of planning and infrastructure decisions of the relevant local authorities on that demand and supply; and
 - b) inform RMA planning documents, FDSs, and long-term plans; and
 - c) quantify the development capacity that is sufficient to meet expected demand for housing and for business land in the short term, medium term, and long term.

3.21 Involving development sector and others

- 1) In preparing an HBA, every tier 1 and tier 2 local authority must seek information and comment from:
 - a) expert or experienced people in the development sector; and
 - b) providers of development infrastructure and additional infrastructure; and
 - c) anyone else who has information that may materially affect the calculation of the development capacity.

3.22 Competitiveness margin

3.23 Analysis of housing market and impact of planning

- 1) Every HBA must include analysis of how the relevant local authority's planning decisions and provision of infrastructure affects the affordability and competitiveness of the local housing market.

- 2) The analysis must include an assessment of how well the current and likely future demands for housing by Māori and different groups in the community (such as older people, renters, homeowners, low-income households, visitors, and seasonal workers) are met, including the demand for different types and forms of housing (such as for lower-cost housing, papakāinga, and seasonal worker or student accommodation).
- 3) The analysis must be informed by:
 - a) market indicators, including:
 - i. indicators of housing affordability, housing demand, and housing supply; and
 - ii. information about household incomes, housing prices, and rents; and
 - b) price efficiency indicators.

3.24 Housing demand assessment

- 1) Every HBA must estimate, for the short term, medium term, and long term, the demand for additional housing in the region and each constituent district of the tier 1 or tier 2 urban environment:
 - a) in different locations; and
 - b) in terms of dwelling types.
- 2) Local authorities may identify locations in any way they choose.
- 3) Local authorities may identify the types of dwellings in any way they chose but must, at a minimum, distinguish between standalone dwellings and attached dwellings.
- 4) The demand for housing must be expressed in terms of numbers of dwellings.
- 5) Every HBA must:
 - a) set out a range of projections of demand for housing in the short term, medium term, and long term; and
 - b) identify which of the projections are the most likely in each of the short term, medium term, and long term; and
 - c) set out the assumptions underpinning the different projections and the reason for selecting the most likely; and
 - d) if those assumptions involve a high level of uncertainty, the nature and potential effects of that uncertainty.

3.25 Housing development capacity assessment

3.26 Estimating what is feasible and reasonably expected to be realised

3.27 Assessment of sufficient development capacity for housing

3.28 Business land demand assessment

- 1) Every HBA must estimate, for the short term, medium term, and long term, the demand from each business sector for additional business land in the region and each constituent district of the tier 1 or tier 2 urban environment.
- 2) The demand must be expressed in hectares or floor areas.
- 3) For the purpose of this clause, a local authority may identify business sectors in any way it chooses but must, as a minimum, distinguish between sectors that would use land zoned for commercial, retail, or industrial uses.
- 4) The HBA for a tier 1 urban environment must:

- a) set out a range of projections of demand for business land by business sector, for the short term, medium term, and long term; and
 - b) identify which of the projections is the most likely in each of the short term, medium term, and long term; and
 - c) set out the assumptions underpinning the different projections and the reason for selecting which is the most likely; and
 - d) if those assumptions involve a high level of uncertainty, the nature and potential effects of that uncertainty.
- 5) The HBA for a tier 2 urban environment must:
- a) set out the most likely projection of demand for business land by business sector in the short term, medium term, and long term; and
 - b) set out the assumptions underpinning that projection; and
 - c) if those assumptions involve a high level of uncertainty, the nature and potential effects of that uncertainty.

3.29 Business land development capacity assessment

3.30 Assessment of sufficient development capacity for business land

Appendix C: Specified content for regional spatial strategies

The Resource Management Review Panel recommended that the specified content for mandatory regional spatial strategies should include:

- long-term objectives and strategies to improve the quality of the natural and built environments, provide sufficient development capacity, promote Māori interests and values, promote the sustainable use of rural land, protect historic heritage, address natural hazards and climate change;
- indicative future transport corridors;
- major existing and future infrastructure such as ports, airports, wastewater treatment plants, water treatment plants, and opportunities to make better use of existing infrastructure networks;
- additional development capacity required to accommodate growth, and scenarios for how the region may develop in the future;
- indicative locations for new social infrastructure needed to support population growth, including hospitals and schools;
- indicative costs and timing of future infrastructure and growth scenarios;
- indicative locations for regionally significant new recreational or community facilities;
- nationally significant natural features in the region (as identified through national direction);
- regionally significant ecological areas, landscapes and recreational space that should be protected or enhanced;
- areas of historic heritage value and areas or resources of significance to mana whenua that should be protected or enhanced;
- areas where significant change in land use is required to reduce impacts of land use and development on lakes, rivers, wetlands and the marine environment;
- areas for enhancement and restoration, such as wetlands and green corridors; and
- areas that may be affected by climate change or other natural hazards, and measures that might be necessary to address such issues

Appendix D: Contribution that the Greater Christchurch Spatial Plan project will make to achieving GCP's priorities

The table below provides more detail about the specific contribution that the Greater Christchurch Spatial Plan project will make to achieving GCP's priorities.

| GCP Priorities | GC Spatial Plan Objectives | Contribution of GC Spatial Plan | Approach to Achieve Priority |
|--|---|---|---|
| Develop Greater Christchurch 2050 | Give effect to the strategic direction set through GC2050 | Our current urban form is unsustainable in the context of growth and will deliver lower wellbeing outcomes over time – poorer access to amenities and employment, high environmental and carbon footprint. Integrated strategic spatial and transport planning are the most powerful of local government's tools to influence intergenerational wellbeing. | The strategic direction for spatial plan project is provided by the Partnership as articulated in the GC2050 vision and strategic framework – including high level urban principles and performance framework. A key move will be consultation with the public, stakeholders and experts on the urban form options that flows from the GC2050 strategic direction. |
| Strengthening the partnership with mana whenua and iwi | Give effect to the aspirations of hapū and iwi | Give effect to Ngāi Tahu and mana whenua aspirations regarding rangatiratanga. For example, consideration of planning rules as they pertain to development (including kāinga nohoanga) on Māori land. | The GC2050 project will likely prove a key vehicle in the Partnership's efforts to integrate the aspirations and desired outcomes for Māori into strategy and delivery. Some of the tangible ways in which the Partnership might give effect to the Ngāi Tahu Claims Settlement Act 1998 will be through the Greater Christchurch Spatial Plan. |
| Strengthen our partnership with central government | UGP for Greater Christchurch | A spatial plan is a central and critical component of an urban growth partnership with central government. | HUD involvement and endorsement of GC Spatial Plan scope and project plan approach. |
| | Provide the basis for any regional spatial planning | The development of a GC Spatial Plan is a critical enabler to the Partnership's reset of its relationship with central government. Our ability to effectively inform national policy (RMA reforms for example) requires GCP to understand how Greater Christchurch's urban | We need to ensure that GC Spatial Plan can fit into a regional spatial planning framework. To do this, we must first understand the specific urban issues associated with Greater Christchurch, and then take this into the strategic thinking about Greater Christchurch in a regional context. Therefore, our approach is to: |

| | | | |
|--|---|--|---|
| | | form needs to evolve to deliver on the national policy direction (affordability, sustainability) and therefore how national policy direction and local implementation tools inter-relate to achieve this. | <ol style="list-style-type: none"> 1. Progress the first phases of the GC Spatial Plan project to (a) define the strategic direction for Greater Christchurch’s urban form (GC2050); (b) identify the optimal spatial form so that we are in a position to inform national policy. 2. Maintain flexibility regarding the timing and content of the statutory aspects of developing and finalising the plan. <p>We are also working to:</p> <ul style="list-style-type: none"> • Develop and agree an approach to sub-regional and regional spatial planning in collaboration with regional partners. • Develop the appropriate engagement approach with central government in collaboration with regional partners. |
| | Satisfy the requirements of the NPS-UD | The GCP Spatial Plan needs to explicitly respond to the NPS-UD requirements. | <p>The GC Spatial Plan includes all the actions necessary to meet the NPS-UD requirements.</p> <p>The first NPS-UD requirement of a capacity assessment is due by July 2021. We are progressing this work with urgency.</p> |
| Make progress towards a sustainable urban form | Integrated land use and infrastructure, provides certainty about the future urban form to guide and stimulate investment and enables councils to undertake more detailed planning at the local level. | The transformation to a more sustainable urban form requires a shift in the pattern of growth towards greater density in specific locations. Based on a set of agreed urban principles in the strategic direction laid out in GC2050, the GC Spatial Plan will reflect the desired shift to a new urban form. Appropriately timed investment in mass rapid transit has the potential to catalyse this shift, but only if this is coordinated with spatial planning. This coordination supports appropriate density, aligned with transport investment. | The GC Spatial Plan provides a robust and credible plan for delivering population and employment density along corridors which supports the viability and rationale for MRT investment. |

6. COVID-19 Recovery (Fast-track Consenting) Act 2020

Reference / Te Tohutoro: 21/563754

Report of / Te Pou Anna Elphick, Partnership Manager, Greater Christchurch
Matua: Partnership

1. Purpose of Report / Te Pūtake Pūrongo

- 1.1 The purpose of this report is provide information about the COVID-19 Recovery (Fast-track Consenting) Act 2020 (The Act) and seek a delegation from the Committee to respond to any future invitations from the Minister for the Environment or expert consenting panel for comments from the Greater Christchurch Partnership on an application being considered under The Act.

2. Officer Recommendations / Ngā Tūtohu

That the Greater Christchurch Partnership Committee:

1. **Delegate** to the Greater Christchurch Partnership Committee sub-group to respond to any future invitations from the Minister for the Environment or expert consenting panel to provide comments on an application made under the COVID-19 Recovery (Fast-Track Consenting) Act 2020, on behalf of the Greater Christchurch Partnership.

3. Context/Background / Te Horopaki

- 3.1 The Act, which came into effect on 9 July 2020, provides for a short-term consenting process to fast track projects that can boost employment and economic recovery. The Act has a 'sunset clause' meaning it will be repealed two years from enactment.
- 3.2 The Act establishes three pathways for a project to access the fast-track resource consenting and notice of requirement process, but does not apply to plan changes. The pathways are:
 - 3.2.1 Projects listed in the Act
 - 3.2.2 Projects referred to an expert consenting panel; and
 - 3.2.3 Permitted works on existing infrastructure.
- 3.3 A diagram of how the process works is included as **Attachment A**.

4. Applications to the Minister(s) to become a 'referred project'

- 4.1 Projects that are not listed in the legislation can be confirmed through an Order in Council ('referred projects'). For these projects, an application to become a referred project must be made to the Minister for the Environment.
- 4.2 The Act specifies people and organisations that the Minister must or may invite written comments and seek additional information from. The Minister must invite written comments from relevant local authorities and may invite the Greater Christchurch Partnership, who will then have 10 working days to provide comments to the Ministry for the Environment. The purpose of requesting comments is to assist the Minister to assess the project against the criteria in Section 18 of the Act and to follow up on any matters raised in, or omitted from the application.
- 4.3 If a project is successfully referred to the fast-track consenting process, either through the Minister for the Environment, or listed in the legislation, the applicants must then lodge an

- application with the Environmental Protection Agency (EPA) who acts as the secretariat for the expert consenting panels.
- 4.4 The EPA vets the application for completeness before referring the application to an expert consenting panel to consider and determine the application. The Act specifies people and groups (including local authorities) that the expert consenting panel must or may invite written comments from. The Minister may also specify additional persons or groups whom the panel must invite comments from.
- 4.5 To enable the Greater Christchurch Partnership to respond to an invitation from the Minister or expert consenting panel to provide comments on an application, the Committee is invited to consider delegating approval of these comments to the Greater Christchurch Partnership Committee sub-group as the timeframe (10 working days) for providing written comments may not fall within a scheduled meeting of the Committee.

Attachments / Ngā Tāpirihanga

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Attachment A: COVID-19 Recovery (Fast-track Consenting) Act 2020 – Fast Track consenting process

Fast-track consenting process

This diagram shows the processes to be followed for projects to be fast tracked under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

