



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

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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