

From: [Sarah McCarthy](#)
To: [xxxx.xxxxxxxx@xxx.xxx.xx](#)
Cc: [Janine Smith](#); [Lesley Baddon](#); [Fleur Rodway](#)
Subject: FW: Revised Terms of Reference
Date: Tuesday, 1 November 2022 3:17:51 pm
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[CCC - S24A Investigation - TOR revised 1.11.22.docx](#)

Kia ora Dawn

Resending this on behalf of Lesley Baddon, as the MfE security system would have stopped it getting to you.

Hope you receive it now.

Nga mihi

Sarah

From: Lesley Baddon <xxxxxx.xxxxxx@xxx.xxx.xx>
Sent: Tuesday, 1 November 2022 1:51 pm
To: xxxx.xxxxxxxx@xxx.xxx.xx
Cc: Janine Smith <xxxxxx.xxxxxx@xxx.xxx.xx>; Sarah McCarthy <Sarah.McCarthy@mfe.govt.nz>
Subject: Revised Terms of Reference

Kia ora Dawn,

Thanks for meeting up with us last week, particularly when we know what a hectic time these first few weeks of a new term are. It felt like we were starting on the same page, which is great. Janine is tied up today, so I'm sending you the revised ToR which we hope incorporates your comments. We are progressing with arrangements with the Minister and his office and so a letter should be imminent. Please feel free to contact Janine or me if you have any questions or want to discuss anything further.

Cheers

Lesley

Lesley Baddon – Director, Urban and Infrastructure Policy

Ministry for the Environment – Manatu Mo Te Taiao

Mobile: 021 738 357

Website: www.mfe.govt.nz

Auckland Policy Office, 45 Queen Street, PO Box 106483, Auckland 1143, New Zealand

Email: xxxxxx.xxxxxx@xxx.xxx.xx

Website: www.mfe.govt.nz



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Attachment 2:

Terms of Reference

Appointment of investigator under section 24A of the Resource Management Act 1991 to look into Christchurch City Council's non-notification of an intensification planning instrument

Purpose of investigation

1. The purpose of this investigation is to consider the performance by Christchurch City Council (the Council) of its functions, powers or duties in relation to notifying an intensification planning instrument (IPI), as required by section 80F of the Resource Management Act 1991 (RMA).
2. The investigation will seek to understand the Council's perspectives in relation to the notification of an IPI, and the process for the Council making decisions on notifying an IPI.
3. If potential next steps to make progress emerge, these will be deemed in scope.

Background context

4. All specified territorial authorities were required by the Resource Management Act 1991 (RMA) to notify an IPI on or before 20 August 2022 to:
 - a. give effect to the National Policy Statement on Urban Development 2020 (NPS-UD)
 - b. implement the medium density residential standards (MDRS).
5. IPIs must be made operative using the Intensification Streamlined Planning Process.
6. Council staff developed a draft IPI and consulted the public from 11 April to 13 May 2022. The Ministry for the Environment (MfE) and the Ministry of Housing and Urban Development (MHUD) consider that the draft IPI recommended for notification by Council staff on 8 September 2022 broadly complied with the requirements of the RMA.
7. On 13 September 2022, the previous Council voted not to notify an IPI.
8. On 20 September 2022, former Mayor, Hon Lianne Dalziel wrote to the Minister for the Environment (the Minister), Hon David Parker, to advise the Minister that the Council is aware it is in breach of its statutory obligations and to request that the Minister work alongside the Council to find a bespoke solution for housing intensification in Christchurch.
9. A new Council was elected following local government elections on 8 October 2022.
10. On 27 October 2022, the Minister decided to initiate an investigation under section 24A of the RMA.
11. The Minister has appointed an appropriate person to carry out the investigation, John Hardie.

Scope and focus of the investigation

12. The investigation will be focused on identifying and understanding the issues, the Council's perspectives in relation to housing intensification in Christchurch, and the notification of an IPI. Noting the previous Council's decision on the matter and that a new Council has been elected, the investigation will consider the following:
 - a. the process for the Council to make decisions on notifying an IPI
 - b. the views, issues and concerns the Council has about the draft IPI and the changes proposed to the operative Christchurch District Plan

- c. the perspective of Ngāi Tahu as Treaty partner and mana whenua
 - d. the views of any stakeholders if relevant.
13. If potential next steps to make progress emerge, these will be deemed in scope.

Methodology

14. The investigator will:
- a. in the first five days of the investigation, work with the Council, MfE and MHUD to confirm a project plan
 - b. hold interviews/workshops with staff and councillors about the draft IPI
 - c. seek the views of Ngāi Tahu as Treaty partner and mana whenua
 - d. seek to understand any barriers to notification of an IPI
 - e. complete a draft independent report, including recommendations for the Minister on the options for addressing any issues identified in the investigation
 - f. finalise and present the report to the Minister.
15. MfE officials will:
- a. prepare a template for findings and background material
 - b. support the preparation of the report
 - c. provide legal and communications assistance.

Term of investigation

16. The investigation must begin no later than 3 November 2022 and be completed by 22 December 2022.
17. The investigator, John Hardie, must report back to the Minister with his final report by 22 December 2022.

Remuneration and costs

18. The remuneration and costs of the investigator, and of those assisting him, will be covered by MfE. Any costs incurred by the Council will lie where they fall.

From: Kleynbos, Ike <Ike.Kleynbos@ccc.govt.nz>
Sent: Monday, 3 October 2022 11:19 am
To: Fleur Rodway
Subject: RE: Iwi feedback on PC14

Okay thanks; I'll keep an ear out on the sixth floor.

No worries. Hope you also enjoy the rest of your Monday.

Mā te wā,

Ike Kleynbos
Principal Advisor – Planning
City Planning (E)
Ex: 5154

From: Fleur Rodway <Fleur.Rodway@mfe.govt.nz>
Sent: Monday, 3 October 2022 11:14 am
To: Kleynbos, Ike <Ike.Kleynbos@ccc.govt.nz>
Subject: RE: Iwi feedback on PC14

Kia ora Ike,

The meeting is probably be organised by the CE's office and our directors' office; it is likely to be quite a high level meeting. I'll let you know if I hear anything more.

Thanks for sending through those graphs – really interesting.

I hope you have a good Monday.

Ngā mihi,

Fleur

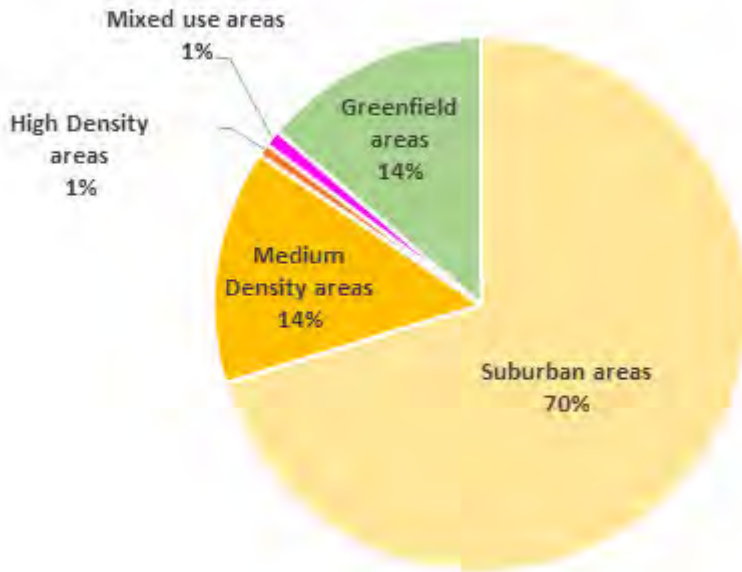
From: Kleynbos, Ike <Ike.Kleynbos@ccc.govt.nz>
Sent: Monday, 3 October 2022 11:06 am
To: Fleur Rodway <Fleur.Rodway@mfe.govt.nz>
Subject: RE: Iwi feedback on PC14

Hi Fleur,

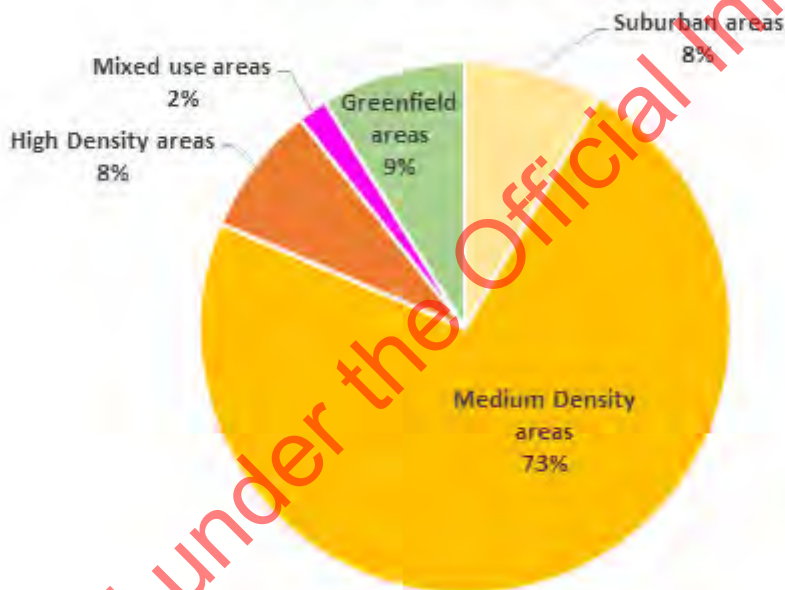
Not a problem. Regarding the comment below on a meeting this week, we haven't heard anything from MfE staff on a prospective meeting. Is this yet to be requested?

On a side note, we've been calculating some of the changes to zone make-up as a result of the IPI that you make be interested in. See below for the quick comparison (suburban zones drop by just over 7,000 ha of net parcel coverage) – **Note** this only focuses on residential zones:

Operative Christchurch Plan Zone Make-up



Proposed PC14 Zone Make-up



Many thanks,

Ike Kleynbos

Principal Advisor – Planning
City Planning (E)

03 941 5154

· Ike.Kleynbos@ccc.govt.nz

· Te Hononga Civic Offices, 53 Hereford Street, Christchurch



From: Fleur Rodway <Fleur.Rodway@mfe.govt.nz>
Sent: Friday, 30 September 2022 5:47 pm
To: Kleynbos, Ike <Ike.Kleynbos@ccc.govt.nz>
Subject: RE: Iwi feedback on PC14

Kia ora Ike,

Thanks very much for sending this through.

I understand senior staff from MfE and meeting with equivalents at CCC mid next week. Hopefully, that will be a positive and useful meeting.

I hope you have a good weekend.

Ngā mihi nui,

Fleur

From: Kleynbos, Ike <Ike.Kleynbos@ccc.govt.nz>
Sent: Wednesday, 28 September 2022 10:29 am
To: Fleur Rodway <Fleur.Rodway@mfe.govt.nz>
Subject: Iwi feedback on PC14

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Hi Fleur,

As requested, the attached should give a good indication for the support Ngā Tahu (through MKT) have expressed for PC14. All of the QM issues raised have been addressed in the IPI package.

Let me know if you have any questions.

Many thanks,

Ike Kleynbos

Principal Advisor – Planning
City Planning (E)

03 941 5154

lke.Kleynbos@ccc.govt.nz

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PO Box 73012, Christchurch 8154

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MEMO: CHRISTCHURCH CITY COUNCIL DRAFT HOUSING & BUSINESS CHOICE PLAN CHANGE (PC14)

DATE: 13TH May 2022

TO: Ike Kleynbos, Peter Eman, Emily Allan

COPY: Mark Stevenson, Henrietta Carroll, Megen McKay, Kenya Calder

Tēnā koutou

Further to our previous discussions on the scope and content of the draft plan change; please find set out below advice from Mahaanui Kurataiao (Mahaanui) on the draft documents.

This advice is provided in the context that Mahaanui represents the interests of manawhenua, who are a strategic partner to the City Council as distinct from a submission from an interested party submitting through Council's recent on-line consultation exercise.

Qualifying Matters

On behalf of Papatipu Rūnanga Mahaanui is particularly concerned that cultural sites and areas of significance mapped in the district plan are not adversely affected by the intensification in urban development.

We note that the document "Housing Choice Consultation Document" on the Council's website and the revised planning maps do not identify cultural sites and areas of significance as a Qualifying Matter.

The document **Qualifying Matters Options Evaluation Table for PC14** does however identify the Wāhi Tapu/Wāhi Taonga overlay with its associated district plan controls as a matter that should be carried over "dependent on future engagement with MKT".

This appears to indicate that Council had an intention to potentially identify cultural sites and areas of significance as a Qualifying Matter, but this was not pro-actively discussed with Mahaanui or executed in the documentation.

Mahaanui confirms that the Wāhi Tapu/Wāhi Taonga overlay and the associated rule for resource consent for all buildings in the overlay (Rule 9.5.4.1.3) must be retained and applied as a Qualifying Matter.

Mahaanui considers that identifying the Wāhi Tapu/Wāhi Taonga overlay as a Qualifying Matter is fundamental to Council fulfilling its statutory obligations under s6(e) of the RMA to recognise and protect the relationship of Māori with their culture and traditions with their ancestral lands, water, sites, wāhi tapu and wāhi taonga.

In addition, the protection of wāhi tapu/wāhi taonga is a key policy directive in the Mahaanui Iwi Management Plan which Council must have regard to. We note also that the District Plan Strategic Directions (which are intended to direct the preparation of changes to the District Plan); requires that “Ngāi Tahu manawhenua’s historic and contemporary connections, and cultural and spiritual values, associated with the land, water and other taonga of the district are recognised and provided for.”¹

In addition to the Wāhi Tapu/Wāhi Taonga overlay, Mahaanui advises:

Ngā Wai

The Ngā Wai overlay should similarly be identified as a Qualifying Matter. We note that the Council has already identified in the document **Qualifying Matters Options Evaluation Table for PC14** that “waterbody setbacks, including esplanade reserves and strips” is to be a Qualifying Matter and we note that Water Body Setbacks are included on the proposed planning maps. For avoidance of any doubt Mahaanui requests that the Ngā Wai Overlay and any associated rules for setback are included as part of this Qualifying Matter.

It is unacceptable to mana whenua that there be any loss or reduction in waterway protection from that already existing in the district plan as a consequence of PC14.

Wai is a taonga to manawhenua; and the further degradation of waterbodies and water quality as a consequence of intensive development is not acceptable. If there was the ability to increase the extent of the waterbody setback as a Qualifying Matter (eg 50m) on either side of a waterway this would better address the significant concerns of manawhenua who consider that urban development has over time encroached on water bodies and failed to be undertaken in a manner that appropriately considers the relationship between land and water.

Ngā Tūranga Tūpuna

Mahaanui would welcome the opportunity to discuss with Council if the Ngā Tūranga Tūpuna Overlay should also be included as a Qualifying Matter.

Mahaanui acknowledges that this Overlay is more permissive than the Wāhi Tapu/Wāhi Taonga Overlay. There are no existing special requirements for buildings, but all earthworks do require assessment through an application for resource consent.

Could Council please confirm that these earthwork requirements will remain in force under PC14.

The consent process is essential to ensure that earthworks in these culturally sensitive locations are monitored for accidental discoveries and managed in accordance with kaitiakitanga. Mahaanui would not support any change to the existing requirement for an earthworks consent.

Support

Mahaanui supports the draft changes to the:

- Strategic Directions for 3.3. Objective – Ngāi Tahu Manawhenua, 3.3.4 Objective – Housing capacity and choice and 3.3.7 Objective – Urban growth, form and design as they relate to the recognition and support for kāinga nohoanga/papakāinga generally within the urban area and on Māori Reserve land; and

¹ Objective 3.3.3 Objective – Ngāi Tahu Manawhenua subclause a.iv.

- Identification of infrastructure as a Qualifying Matter.

Mahaanui looks forward to your consideration of these matters; and welcomes any opportunity to assist Council with review of any further drafts of the plan change.

Ngā mihi

Nicola Rykers

Consultant Advisor to Mahaanui Kurataiao

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From: Nicola Rykers <Nicola.rykers@locality.co.nz>
Sent: Friday, 20 May 2022 3:55 pm
To: Kleynbos, Ike
Subject: RE: Mahaanui Advice PC14

Thanks Ike

That was a speedy response!

Will look forward to meeting you on Monday.

Nicola

From: Kleynbos, Ike <Ike.Kleynbos@ccc.govt.nz>
Sent: Friday, 20 May 2022 2:50 PM
To: Nicola Rykers <nicola.rxxxxx@xxxxxxxx.xx.xx>; Eman, Peter <xxxxx.xxxx@xxx.xxx.nz>; Allan, Emily <Emily.xxxxx@xxx.xxxx.xx>
Cc: Henrietta Carroll (MKT) <Henrietta@ngaitahu.iwi.nz>; Megan McKay <Megan.McKay@ngaitahu.iwi.nz>; Kenya Calder <Kenya.Calder@ngaitahu.iwi.nz>; Stevenson, Mark <Mark.Stevenson@ccc.govt.nz>
Subject: RE: Mahaanui Advice PC14

Kia ora Nicola,

Thank you for providing this overview from MKT. I have considered these and provide a high-level response below, which we can further discuss on Monday:

- **Wāhi Tapu/Wāhi Taonga** – as noted, we consider this to be a relevant qualifying matter as there are some (very limited) areas where this overlaps in areas where an intensification response has been directed. The omission of this spatial information in pre-notification material is an error on our part, however want to re-emphasise our intention to carry this over.
- **Ngā Wai** – it appears that this only relates to water bodies and does not extend beyond waterbody setbacks, therefore unlikely necessary to classify as qualifying matter. All existing controls in the district plan would therefore be retained
- **Ngā Tūranga Tūpuna** – we are able to confirm that controls associated with this feature will continue, as currently described in the district plan. As this does not appear to relate to density control, it is not required to be classified as a qualifying matter.

The attached map has been generate to assist in understanding the overlap of relevant cultural significance features. This shows the scope, spatially, of relevant zones that need to be considered as part of the intensification response through PC14. Only features that overlap these zones that relate to density controls (and meet the criteria under s77) are required to be classified as a qualifying matter. As above, we are happy to further discuss this when we meet

Mā te wā,

Ike Kleynbos
Senior Policy Planner
City Planning (E)

03 941 5154

· Ike.Kleynbos@ccc.govt.nz
· Te Hononga Civic Offices, 53 Hereford Street, Christchurch
· PO Box 73012, Christchurch 8154
· ccc.govt.nz



From: Nicola Rykers <nicola.xxxxxx@xxxxxxxx.xx.nz>
Sent: Sunday, 15 May 2022 12:11 pm
To: Kleynbos, Ike <Ike.Kleyxxx@xxx.xxvt.nz>; Eman, Peter <Peter.Eman@ccc.govt.nz>; Allan, Emily <Emily.xxxxx@xxx.xxxx.xx>
Cc: Henrietta Carroll (MKT) <Hexxxxxxx@xxxxxxxx.xxx.xx>; Megen McKay <Megen.McKay@ngaitahu.iwi.nz>; Kenya Calder <Kenyx.xxxxxx@xxxxxxxx.xxx.xx>; Stevenson, Mark <Mark.Stevenson@ccc.govt.nz>
Subject: Mahaanui Advice PC14

Tēnā koutou

Further to the co-drafting exercise earlier in the year, please find attached further advice from Mahaanui in relation to PC14.

It would be good to catch up on these matters in the near future

Ngā mihi

Nicola

Nicola Rykers
Director | Planner

p 027 210 2408
e nicola.rykerx@xxxxxxxx.xx.xx



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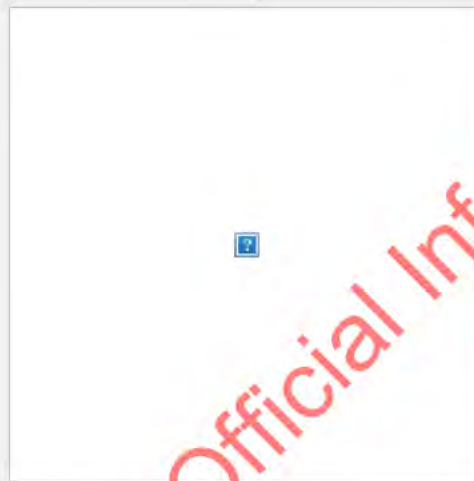
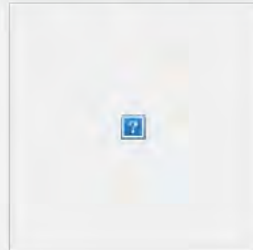
Document 3

From: [Christchurch City Council](#)
To: [Fleur Rodway](#)
Subject: Updating you on plan changes 13 and 14
Date: Thursday, 23 February 2023 5:51:19 pm

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View the draft plan changes going to Council



Plan changes 13 and 14

23 February 2023

In this update we explain when and how the provisions of plan changes 13 and 14 (PC13 and PC14) will apply to development proposals. There have been significant changes regarding PC14 since our previous newsletter in August last year.

Draft PC14, which includes the new Medium-Density Residential Standards (MDRS), and Draft PC13 will be considered for notification by the Council at its meeting on 1 March 2023. If approved, both plan changes will be notified on 17 March.

The draft plan changes are now available online in the [Council meeting agenda](#). You can also read our [Newsline](#) story about the upcoming decision.

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Apartment buildings



PC13 Heritage

[PC13](#) identifies new Residential Heritage Areas to protect heritage values within some neighbourhoods, and also adds a number of buildings and items to the heritage schedule. The rules in PC13 will have immediate legal effect from the date of notification (as required by s86B(3)(d) RMA).

The operative District Plan provisions will also remain in effect until decisions on the plan change have been made and notified, unless particular provisions reach the point where they are beyond challenge (e.g. no submissions received on them).

In the meantime, development proposals must comply with the heritage rules in both the operative District Plan and PC13, or a resource consent will be needed.

PC14 Housing and Business Choice

[PC14](#) includes residential intensification objectives, policies and rules incorporating MDRS, along with qualifying-matter areas where the rules will not apply and the level of intensification is restricted.

The MDRS rules will not have any legal effect until decisions on the plan change have been made and notified (by March 2024). This is because a new city-wide qualifying matter is proposed to allow sunlight access via an alternative recession plane. Until that matter is decided on, as well as other qualifying matters in PC14, the MDRS rules can't take effect (as per s86BA(1) RMA). None of the other rules proposed in PC14 can take effect initially either.

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In the meantime, the current District Plan rules will continue to apply to all properties.

Webinar recordings available

You can [watch a recording](#) of the update webinars held on 16 February and also [download the presentation](#).

Keep in touch

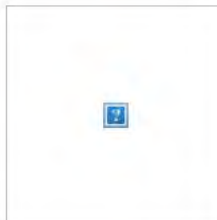
If you have any questions about your resource consent applications, please get in touch with us at CCCResourceconsentapplications@ccc.govt.nz

For general enquiries, please email dutyplanner@ccc.govt.nz or call 941 8999.



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Document 4

From: [Engagement](#)
Subject: District Plan Change webinar - Recording and other supplementary information Feb 23
Date: Monday, 20 February 2023 3:50:53 pm
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

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Kia ora koutou,

Last Thursday we ran two webinars on the proposed Plan Changes for housing intensification (PC14). Thank you for either attending, or registering an interest in these sessions. We had a good turnout with lots of questions that we are in the process of getting comprehensive answers for, and these will be available in the next 48 hours.

However, we have had a lot of people asking for the webinar recording and presentation, so these have now been uploaded to [our website](#).

Or, for your convenience, below are direct links to the webinar recordings (note that the presentation is the same for both sessions).

- [Afternoon Session](#)
- [Evening Session](#)

If you have any more questions regarding the District Plan Change webinar, please contact: planchange@ccc.govt.nz

We want to keep improving our webinars so please let us know how we did by filling out our [quick survey](#).

Nga mihi nui,
Tessa Zant

CCC Engagement

Communications and Engagement



Te Hononga Civic Offices, 53 Hereford Street, Christchurch



Engagement@ccc.govt.nz



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From: [Engagement](#)
Subject: Housing and Business Choice Plan Change - webinar records
Date: Thursday, 15 December 2022 1:26:38 pm
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[PC14 Webinar Slides December 2022.PPTX](#)

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Kia ora,

Yesterday Christchurch City Council presented two public webinars on Housing and Business Choice Plan Change (PC14). The webinar covered the alternative PC14 plan changes that we have been investigating. John Hardie, the Crown-appointed Investigator, also presented his role and the scope of his investigation.

You can find the PowerPoint presentation slides attached and links to the recording of each session below.

- Lunchtime session - <https://youtu.be/98huLSCVMhU>
- Evening session - <https://youtu.be/OzAFBYtyUts>

Once available I will be back in touch with the questions asked prior to, during and following the sessions, including written responses. Or you can check our [PC14 webpage](#) for further updates.

For those who attended the webinars yesterday, we would appreciate your feedback by completing this very [short survey](#).


Nga mihi,

Tessa Zant


Manager Engagement
Communications and Engagement

 03 941 8935 – 027 518 2990

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Document 6

From: [Oliver, Sarah](#)
To: [Olivia Burnett](#); [Kleynbos, Ike](#); [Fleur Rodway](#)
Subject: RE: MDRS / NPS-UD Implementation Catch Up (CCC/MfE/HUD)
Date: Wednesday, 19 October 2022 8:59:29 am
Attachments: [Draft OCP_A3_15092922_Optimized.PDF](#)

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Apologies I wont be able to join today as I have been called back in for jury service selection process.

Ike is going to talk through the "PT QM" with you, and all I would add to this is that the exercise is still beneficial to the development of the Greater Christchurch Spatial Plan and our local Otautahi Christchurch Plan (draft OCP attached for your info – but note it is not completed as we are awaiting more certainty on PC14 to complete the urban form sections, and we are still doing some further work on local area prioritisation). The benefit of this PT QM work is that whilst medium density is applied to all relevant residential zones, in the case of Otautahi Christchurch, where we want it to occur the most is along public transport routes and within walkable catchments of centres. We will be trying to incentivise most of our future population to live in these areas, not those less accessible to PT and services. Happy to talk through this more with you another time, but thought it important that the context for this work is not just for PC14.

Nga mihi

Sarah

-----Original Appointment-----

From: Olivia Burnett <Olivia.Burnett@hud.govt.nz>
Sent: Tuesday, 3 May 2022 11:33 am
To: Olivia Burnett; Fiona McCarthy; Fleur Rodway (Guest)
Cc: Kleynbos, Ike; Oliver, Sarah
Subject: MDRS / NPS-UD Implementation Catch Up (CCC/MfE/HUD)
When: Wednesday, 19 October 2022 9:00 am-10:00 am (UTC+12:00) Auckland, Wellington.
Where: Microsoft Teams Meeting

Updating to add everyone to the original outlook invite

Microsoft Teams meeting

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New Zealand, Wellington

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The Ōtautahi Christchurch Plan



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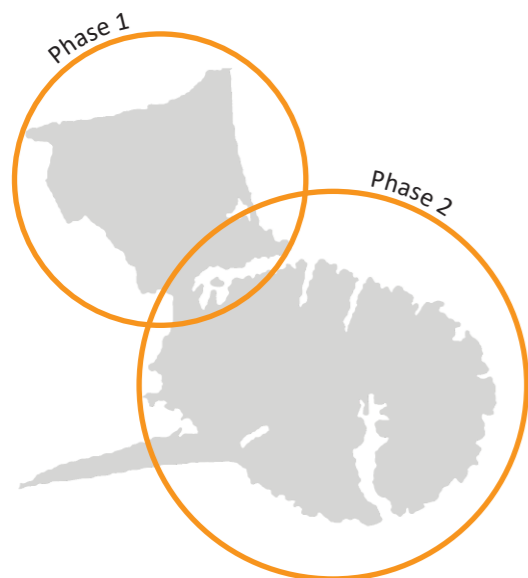
Introduction

Ōtautahi Christchurch has been shaped by Māori and European settlers and more recently by the Canterbury Earthquakes revealing a city with abounding new opportunities.

Older and younger generations alike speak to a greener, more liveable, sustainable and resilient future city. The Ōtautahi Christchurch Plan (ŌCP) demonstrates what the city will look and be like for future generations and is part of wider spatial planning within the region.

It sets a clear pathway to transform the city into one of the most prosperous and connected cities within Australasia. The ŌCP recognises that different parts of the city will have a unique feel and function, but together form part of a wider integrated plan for the future.

Location map:



The ŌCP has two spatially defined parts, one is focused on metropolitan Ōtautahi Christchurch and the other Te Pataka o Rakaihautū Banks Peninsula.



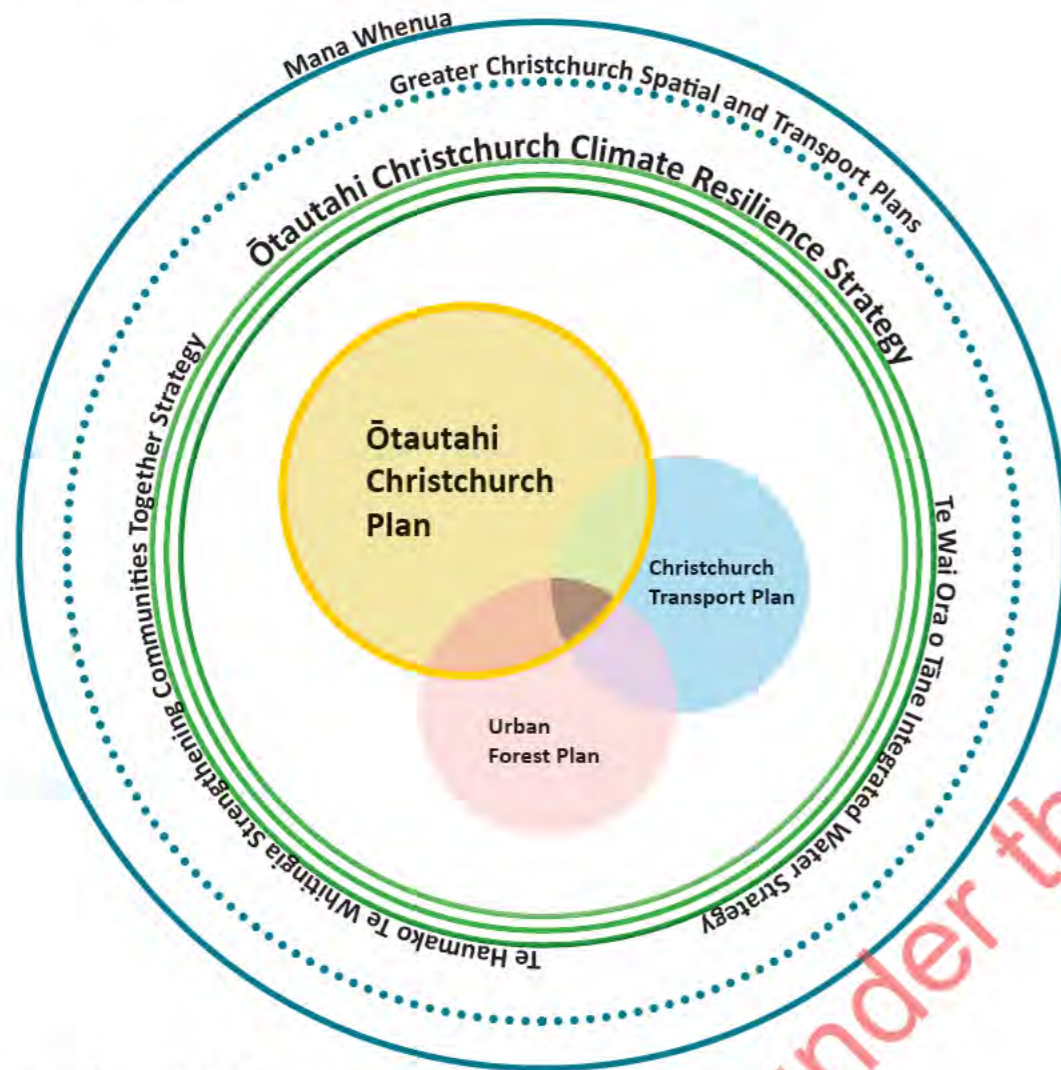
Mana whenua have not yet provided input or advice into the Plan and we hope to have a contract in place soon with Mahaanui Kurataiao Limited to facilitate this.

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The Ōtautahi Christchurch Plan

How the Ōtautahi Christchurch Plan works

The ŌCP has a particular spatial focus to integrate multiple initiatives in relation to climate resilience, infrastructure, land use, community, environment, business, open space, biodiversity, health and wellbeing. The ŌCP together with the Christchurch Transport Plan (CTP) and the Urban Forest Plan (UFP) have many common outcomes and actions. When delivered, these Plans together with our Ōtautahi Christchurch Climate Resilience Strategy, the Te Wai Ora o Tāne Integrated Water Strategy, and the Te Haumako Te Whitingia Strengthening Communities Together Strategy will achieve our community outcomes and strategic directions.



The ŌCP provides a framework for:

- Building and shaping our City together with Mana Whenua, community groups, non-governmental organisations, and the voluntary and public sector (local and central government)
- Community and business initiatives, catalyst projects to drive prosperity and growth, and to guide decision making, investment and action within our District.
- Aligning, supporting and implementing;
 - » Greater Christchurch Spatial and Transport Plans
 - » Mahaanui Iwi Management Plan and Kāinga Nohoanga opportunities
 - » Community Board Plans
 - » Various Christchurch City Council plans and strategies
- Directing Christchurch City Council work programmes and projects including Christchurch City District Plan changes

The ŌCP is a long-term dynamic plan to ensure Ōtautahi Christchurch grows more sustainable, productive, inclusive, resilient and liveable as our population grows. It will evolve as our collective thinking develops and new challenges and opportunities emerge over time.

The ŌCP is a local spatial plan that builds upon other plans already committed to by the Council and the community. Whilst also providing new and purposeful direction for how to achieve effective implementation, including how to address evolving issues (social, economic, environmental, cultural).

The ŌCP provides direction for Council's priorities and recognising that planning and investment will need to be staged.

We must work together and innovate, try new approaches, experiment and do things differently to bring about transformational change.

Central to our success will be supporting and helping to build connections between communities and their places and spaces to foster a sense of local identity, shared experience and stewardship.

Key components

Ōtautahi Christchurch Plan

Regenerative Approach 'doing better'

4 Principles

3 Key Moves

How we will achieve this

Citywide Actions

Focus Areas

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What we are planning for

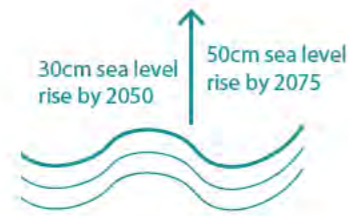
Community and environmental issues and opportunities

The ŌCP specifically responds to the following issues include responding to climate change, improving water quality, developing quality neighbourhoods, restoring biodiversity and improving accessibility.



Climate change - local temperature rise

Average temperatures are projected to increase by 0.5% to 1.5% by 2050, and 3% by 2090. This has a range of implications including more extreme weather events, sea level rise, fires and flooding. The ŌCP seeks to address this through the following actions (action placeholder).



Sea level rise

Scientists predict a 30cm sea level rise by 2050, with parts of the District by 2030, if global greenhouse gas emissions continue at the current rate. The ŌCP seeks to address this through the following actions (action placeholder).



Increased drought conditions

On Banks Peninsula, increased drought conditions will place the surface and drinking water supply under increasing strain, increase the risk of wildfires, and increase the erosion of soils, making re-vegetation more difficult. The ŌCP seeks to address this through the following actions (action placeholder).



Biodiversity and tree canopy cover

15 of our native bird species are either at risk or threatened with extinction. Tree canopy cover has decreased by 2% over the last 3 years. The ŌCP seeks to address this through the following actions (action placeholder).



Water quality

100% of all water sites tested do not meet water quality guidelines. The ŌCP seeks to address this through the following actions (action placeholder).



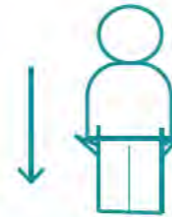
Population and Housing

Otautahi Christchurch has significant capacity to meet long term housing demands, but realising this in desired locations and providing more affordable homes, is an on-going challenge. Our current estimated residential population is 394,700, projected to increase to around 480,000 by 2050 (an increase of around 85,000 or 21%).



Liveability and Community Connections

Ōtautahi Christchurch is continuing to grow, with significant capacity to meet long term housing demands. As urban areas intensify private green spaces are reduced. Local public spaces and streets do not compensate the loss of amenity. It is a challenge to retain our sense of culture and heritage as the City grows. The ŌCP seeks to address this through the following actions (action placeholder).



Health and Wellbeing

12% of our City's population live in high deprivation areas. 50% of New Zealanders are physically inactive, which leads to a 30% increased chance of morbidity (sickness and disability). The ŌCP seeks to address this through the following actions (action placeholder).



Employment

Ōtautahi Christchurch is projected to maintain 85% of the employment opportunities within the Greater Christchurch area. The ŌCP seeks to address this through the following actions (action placeholder).



Transport

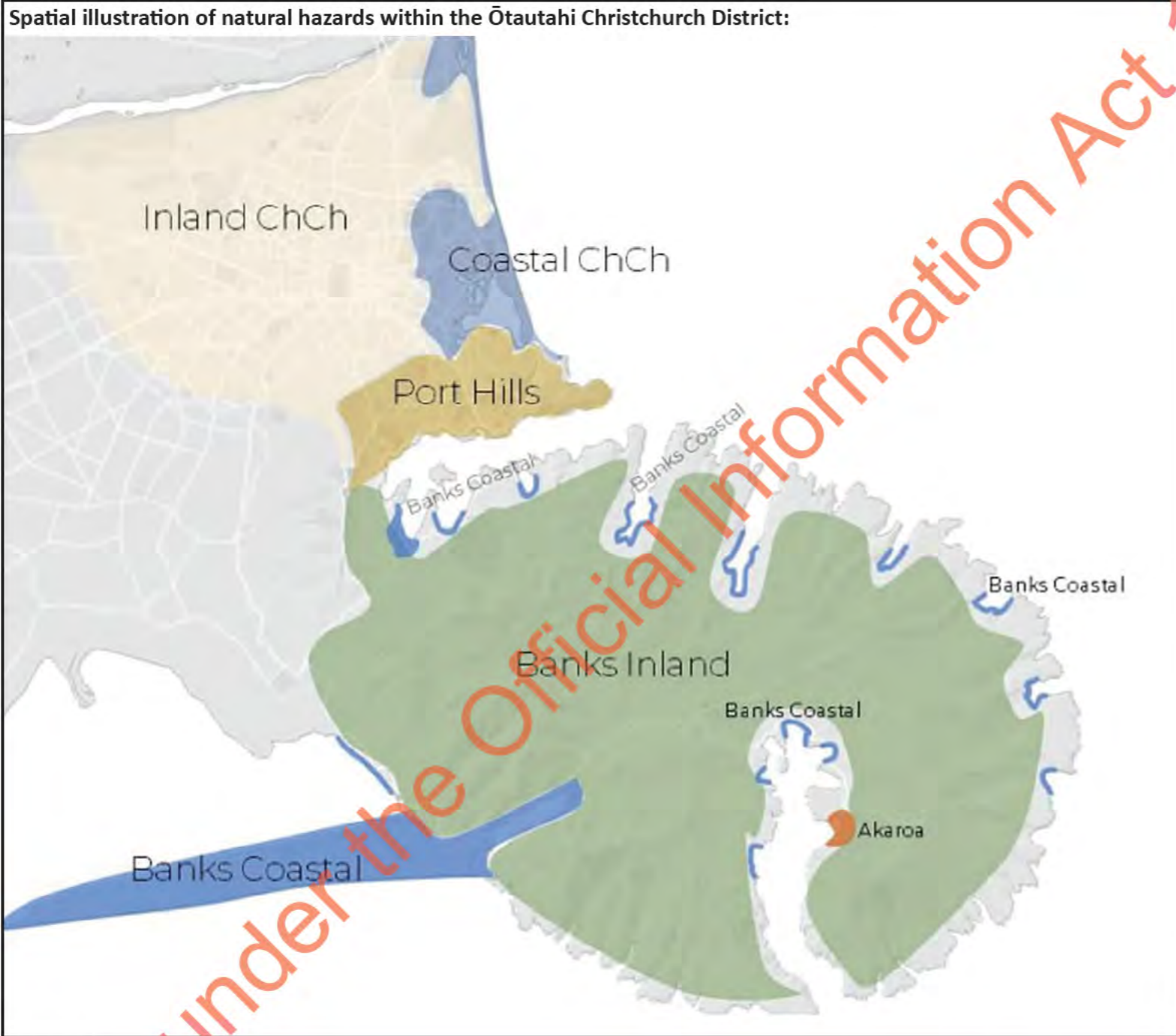
Our road transport greenhouse gas emissions are a significant contributor to climate change. People are dying or being seriously injured on our roads. Our level of access will decline under current growth and travel patterns. The Christchurch transport network will need to accommodate around 1.3million trips, or an increase of 27%. The ŌCP seeks to address this through the following actions (action placeholder).

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What we are planning for

A changing environment

The ŌCP takes an integrated approach to managing natural hazards recognising both the challenges but importantly the opportunities to live well with nature, particularly in the face of climate change. Over time we need to adapt or move our built infrastructure away from areas that will be affected by hazards like flooding and erosion to avoid economic and social losses within our communities.



Coastal erosion



Wildfire



Liquefaction



Coastal flooding



Lateral spread



Slope instability

Legend:

Inland Christchurch	Port Hills	Banks Coastal	Coastal Christchurch	Akaroa
<ul style="list-style-type: none"> • Flooding (some coastal) • Liquefaction vulnerability • Shallow groundwater • Tsunami • Lateral spread 	<ul style="list-style-type: none"> • Slope instability • Liquefaction vulnerability • Drought, wildfire • Lateral spread 	<ul style="list-style-type: none"> • Coastal flooding • Liquefaction vulnerability • Coastal erosion • Shallow groundwater • Tsunami • Lateral spread 	<ul style="list-style-type: none"> • Coastal flooding • Coastal erosion • Liquefaction vulnerability • Shallow groundwater • Tsunami • Lateral spread 	<ul style="list-style-type: none"> • Coastal flooding • Coastal erosion • Drought, wildfire • Shallow groundwater • Tsunami • Lateral spread

The Ōtautahi Christchurch Plan

What we are planning for

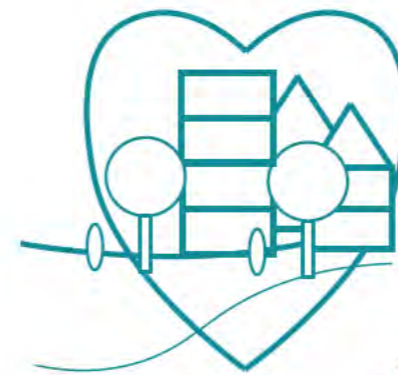
Ōtautahi Christchurch is continuing to grow, with significant capacity to meet long term housing and business demands. Existing and planned urban areas will provide well beyond projected demands for housing, as some neighbourhoods are changing faster than others and some have been slow to realise regeneration opportunities.



High level concept plan for well functioning, liveable places



Well connected neighbourhoods with a strong identity



Strong Centres – create thriving and resilient centres through focused investment in public realm and infrastructure improvements, to maximise opportunities for a greater range of activities appropriate to the centre's hierarchy and function.



A corridor approach reinforcing a consolidated land use pattern and investment along public and active transport corridors



Brownfield development opportunities for transition to residential and mixed use activities



Employment opportunities retaining jobs, attracting talent and growing investment in a green economy



Protecting highly productive land, natural and cultural landscape character and settings and where appropriate limited additional Greenfield to provide meet specific housing needs.

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The Ōtautahi Christchurch Plan

What we aim to achieve

Regenerative Approach: 'Doing Better'

The ŌCP is a regenerative plan. With partnership as its kaupapa, restoring a healthy environment as its driver, and community prosperity and wellbeing at its heart, the regenerative approach of the Plan provides a platform for strategic stakeholder investment in the future of our District, driven by local action.

A Regenerative approach means recognising we are all connected to each other and the environment. It requires a 'whole systems' approach, using development as an opportunity to replenish and restore natural processes, respond to climate change and build community health and resilience.

A regenerative approach for Ōtautahi includes:

- community and business groups all over the City becoming more involved with planning the future of their local neighbourhoods (including waterways, parks and gardens); and actively co-designing their streetscapes and civic spaces
- protecting the environment (built and natural) to support liveability and become more resilient to climate change
- renewing urban areas, retaining jobs, attracting talent and growing investment
- new buildings absorb solar energy, collect and re-use rainwater and foster social interaction and community gatherings
- a variety of active and public transport choices are available
- a high level of monitoring of environmental quality is undertaken with increasing understanding of environmental impacts and issues
- innovation and technology supports our productivity, connections, liveability, monitoring and research

Illustration of what a Regenerative approach looks like 'on the ground':



The Ōtautahi Christchurch Plan

City wide outcomes

Key moves

1. Urban growth and urban renewal



Building up, investing in urban renewal and smart transport choices, where communities drive change for the better.



2. Regenerating nature



The bio-diversity 'hubs' and natural features of the City will be restored and enhanced.

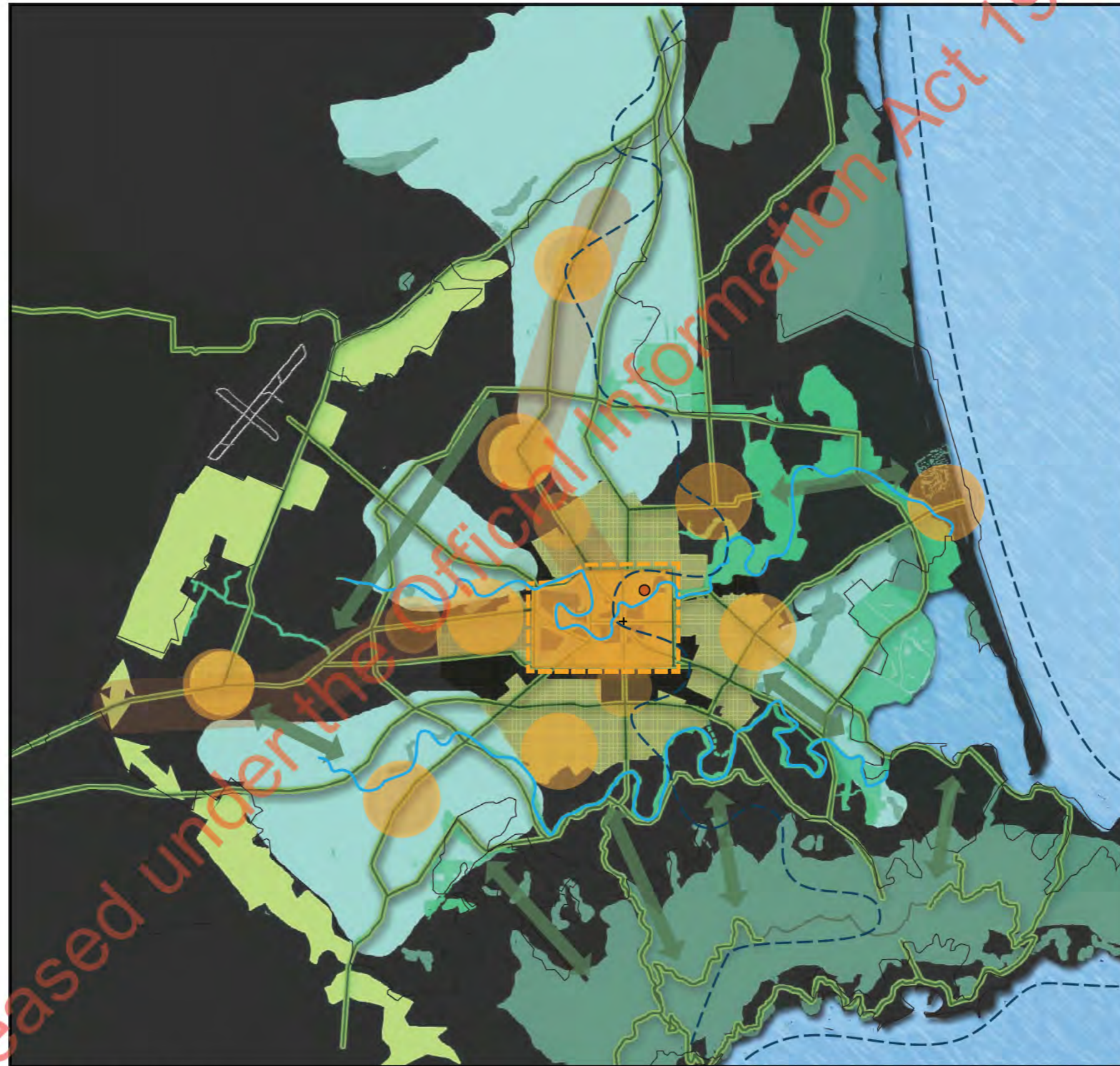


3. Re-connecting the networks



The ecological and transport networks will provide multi-value, zero carbon connections across the city.

Note that further in depth data, analysis and mapping underpinning this document will be provided in a future web-based interactive platform.



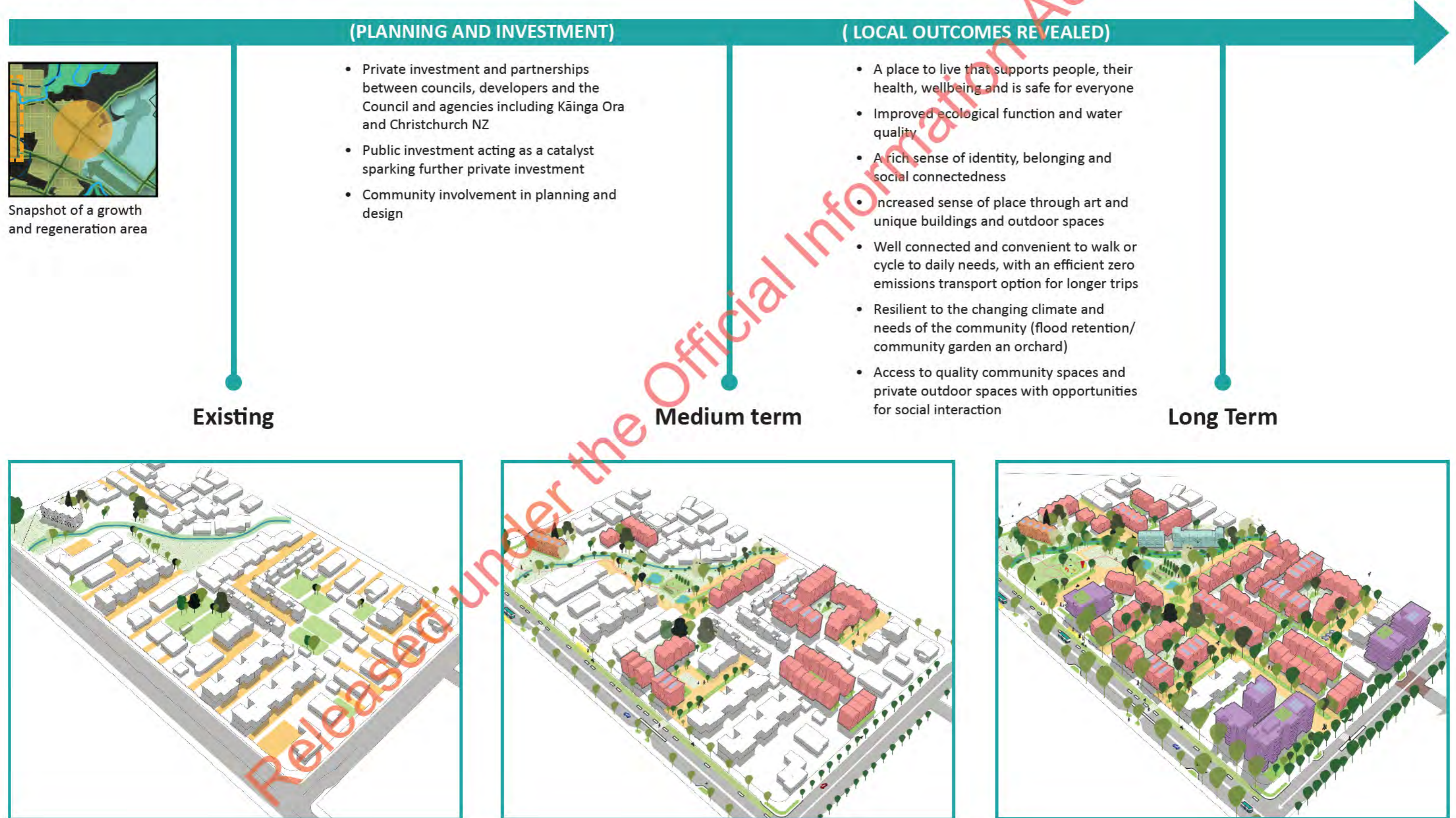
Legend:

- Greened intensification areas
- Enhanced dry grasslands reserves
- Enabling a western green edge (where appropriate)
- Growth and regeneration areas (see neighbourhood level over page)
- Coastal adaptation planning
- Environmental enhancements when roading upgrades occur
- Ōtākaro/ Ōpāwaho Rivers
- Tautahi Pā
- Christchurch Cathedral
- Protected and enhanced waterways
- Future Mass Rapid Transport (MRT) green links/greenways
- Enhanced forest areas
- Enhanced riparian forest corridors
- Secondary greened residential
- Enhanced coastal and wetland reserves

Local Spatial Plan

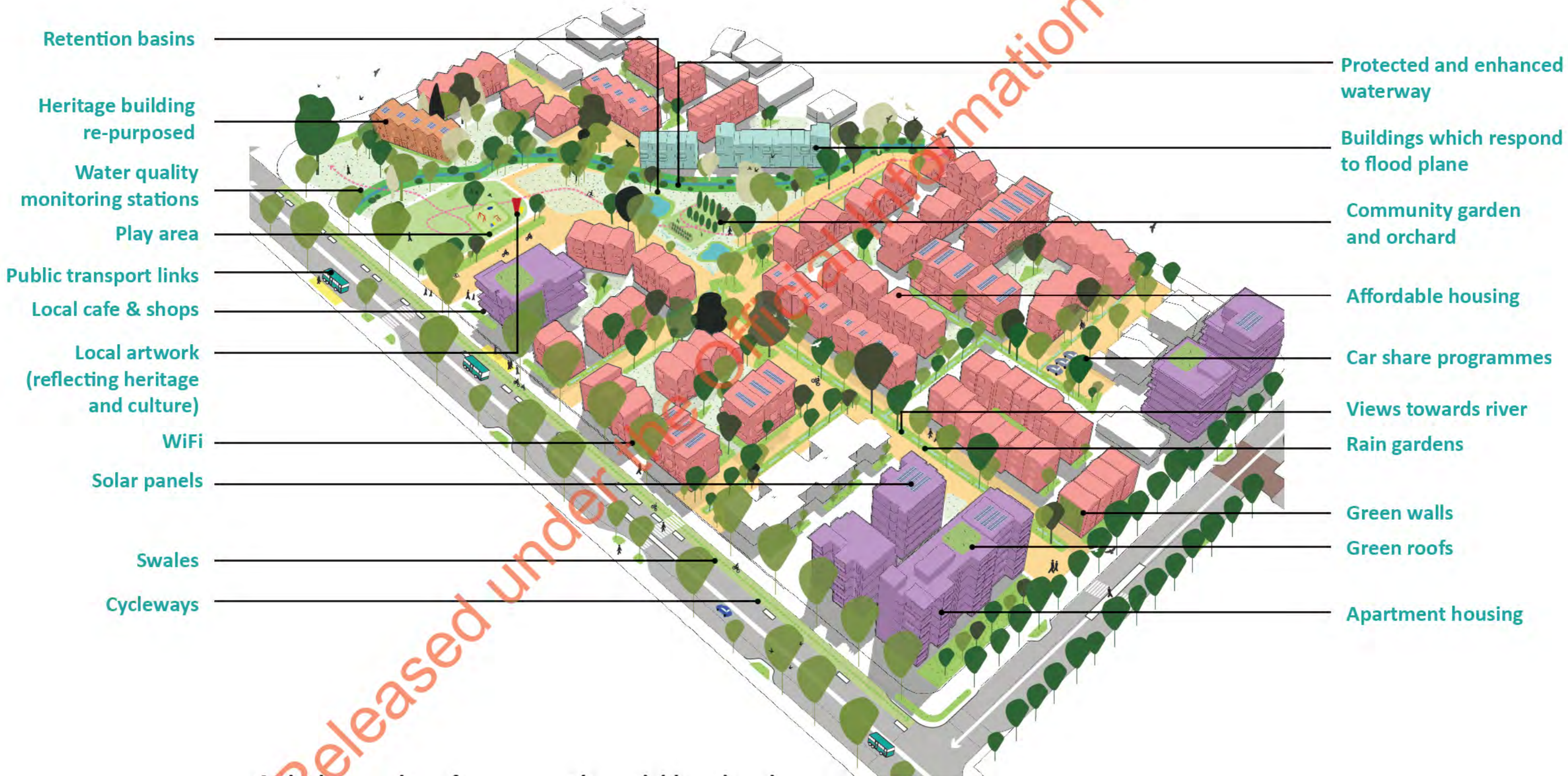
Growth and regeneration neighbourhood

At a local level, neighbourhoods will transition over time. Planning, investment and community lead initiatives (business and people) will enable the delivery of this transformation over time.



Long Term Neighbourhood Planning

While change takes time, considerable focus and effort, the eventual outcome of investing in co-ordinated neighbourhood regeneration is that higher density living can also create highly liveable, low-emission, resilient and inclusive places for all people, incentivising business and community growth and redevelopment.



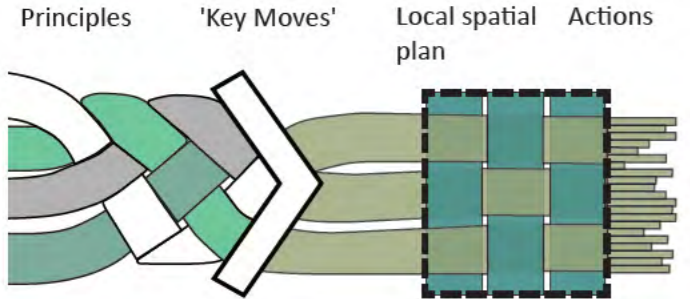
Artist impression of a regenerative neighbourhood

The Ōtautahi Christchurch Plan

Four Principles

The ŌCP envisages a better future by addressing multiple issues through four principles:

An overarching regenerative approach and four principles underpin the ŌCP. These are expressed as a series of action plans pages 11-15 which are combined to create the local spatial plan with three 'key moves'. A series of actions implement the action plans and key moves.



Wai / water as Taonga
 Value water as Taonga, central to all that we do, design and develop.
 Principle of Te Mana o te Wai



Green our City
 Green our city to enhance ecosystem function (and ecosystem services), biodiversity, health and well-being; and resilience to climate change.

An integrated approach is applied across all four Principles



Our Identity, Taonga and Heritage
 Protect our unique and diverse heritage and culture (including partnership with Mana Whenua) to strengthen our strong sense of identity and connection to the land and each other.



Liveable Places
 Create highly livable, low-emission, resilient and inclusive places for all people, incentivising business and community growth and redevelopment.

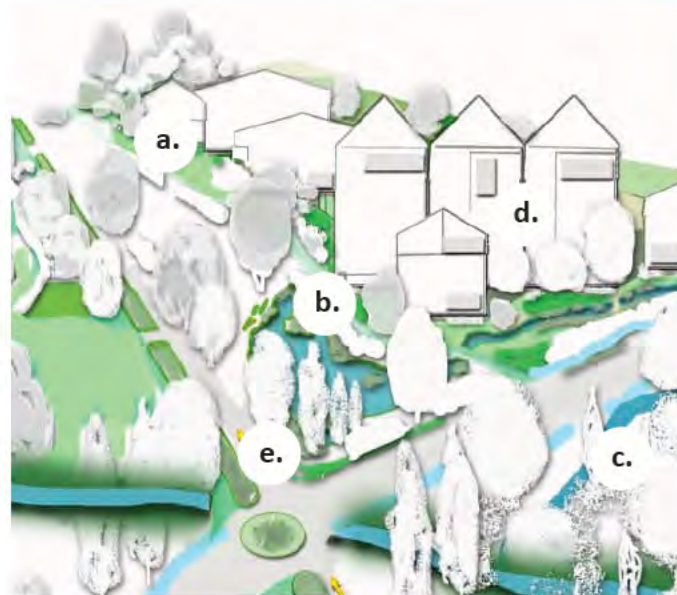
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Principle: Wai / water as Taonga

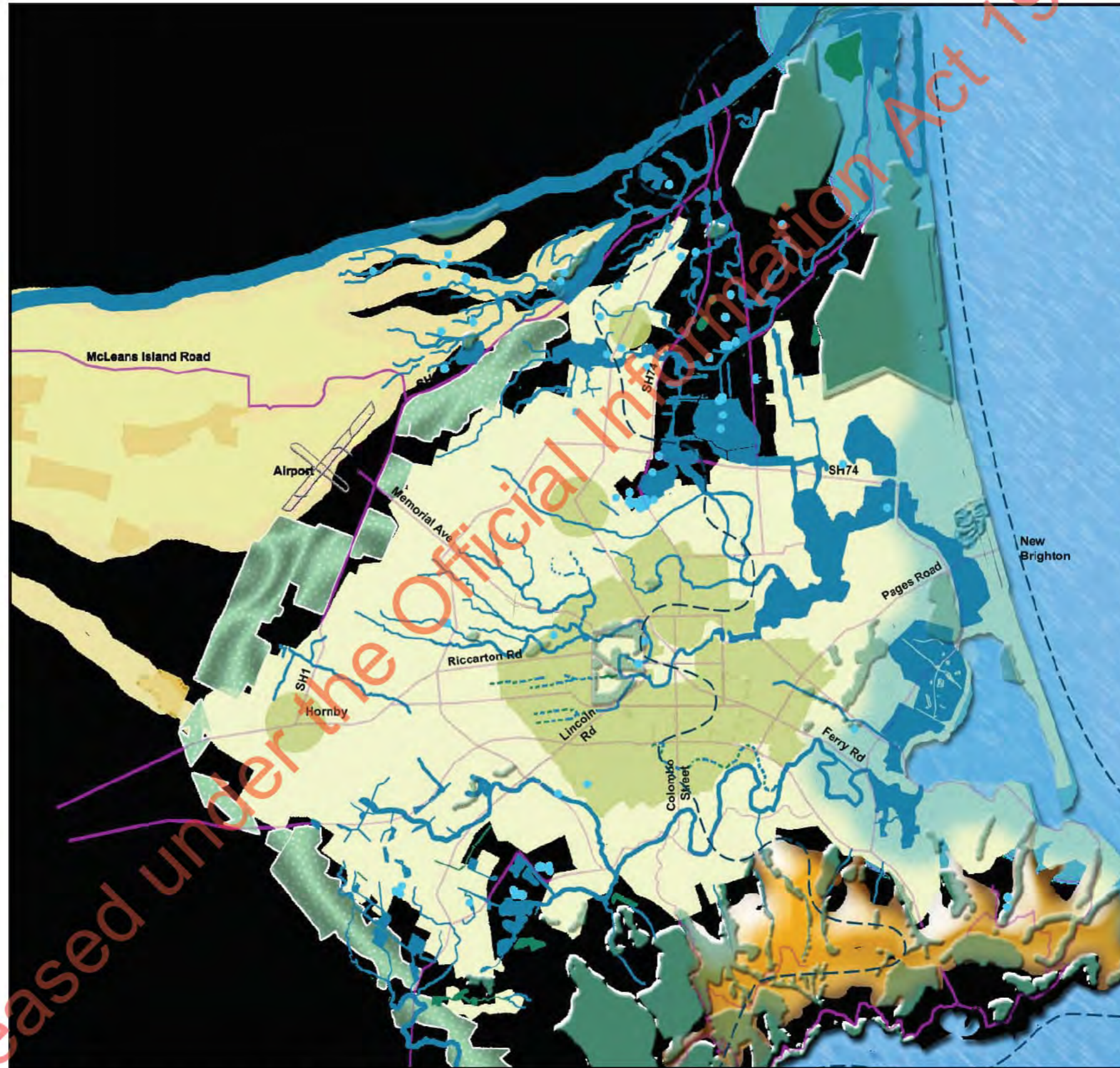
All life depends on wai / water. Good quality water is essential for quality public health and well-being, maintaining biodiversity, Ngāi Tahu culture and identity (including mahinga kai), landscape, amenity and recreational values; and its role in supporting agriculture and industry. As such the National Policy Statement for Freshwater requires that freshwater is managed in a way that 'gives effect' to Te Mana o te Wai including:

- through involving tangata whenua
- working with tangata whenua and communities to set out long-term visions in the regional policy statement
- prioritising the health and wellbeing of water bodies, then the essential needs of people, followed by other uses.



Artist's impression of a neighbourhood with wai / water enhancement highlighted:

- a. Housing area with permeable surfaces for quantity and quality of storm water
- b. Storm water detention pond
- c. Protected and enhanced waterway
- d. Buildings and site layouts incorporating green infrastructure i.e. green walls and roofs to slow and filter storm water runoff
- e. Local road with swales to slow and filter storm water runoff



High level concept plan for Wai / water enhancement

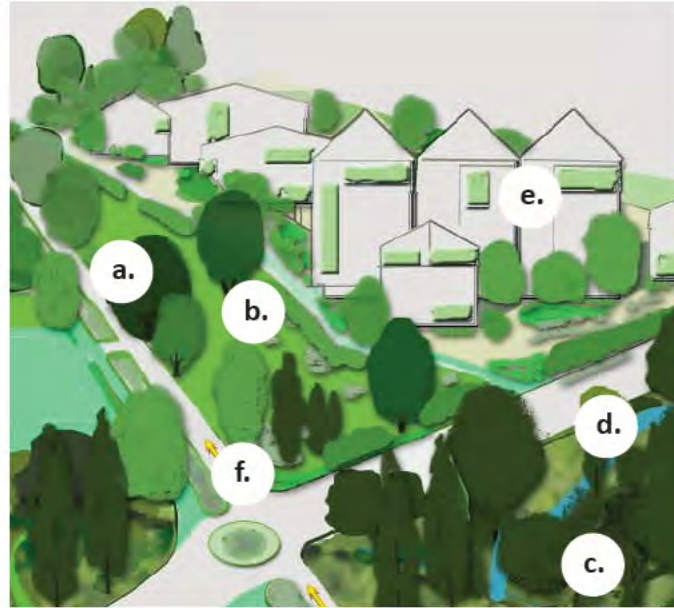
Legend:

- Water sensitive intensification areas
- Protected & enhanced waterways
- Enhanced erosion control areas
- Enhanced riparian forest corridors
- Indicative western green edge
- Enhanced coastal and wetland reserves
- Secondary greened residential
- Coastal adaptation planning
- Springs

The Ōtautahi Christchurch Plan

Principle: Healthy, Green City

A fundamental regenerative principle of the plan is to green Ōtautahi to protect, restore and improve the ecological integrity and mauri of our natural environment, community resilience, health and well-being; and strengthen our identity and connection to the land.



Artist's Impression of a neighbourhood with healthy green City elements highlighted:

- a. Street tree planting
- b. Housing area with permeable surfaces for quantity and quality of storm water control
- c. Enhanced indigenous forest area
- d. Protected and enhanced waterway
- e. Buildings incorporating green infrastructure to filter and slow storm water run off i.e. green walls and roofs
- f. Local road with swales to slow and filter storm water runoff



Note: this high level plan is informed and underpinned by further detailed mapping and analysis

Legend:

- Greened intensification areas
- Protected & revegetated waterways
- Enhanced forest areas
- Enhanced riparian forest corridors
- Indicative western green edge concept (see definition in footnotes)
- Environmental enhancements i.e. tree planting when roading upgrades occur
- Enhanced dry grasslands reserves
- Secondary greened residential
- Coastal adaptation planning

High level concept plan for a healthy green City

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The Ōtautahi Christchurch Plan

Principle: Well functioning, liveable places

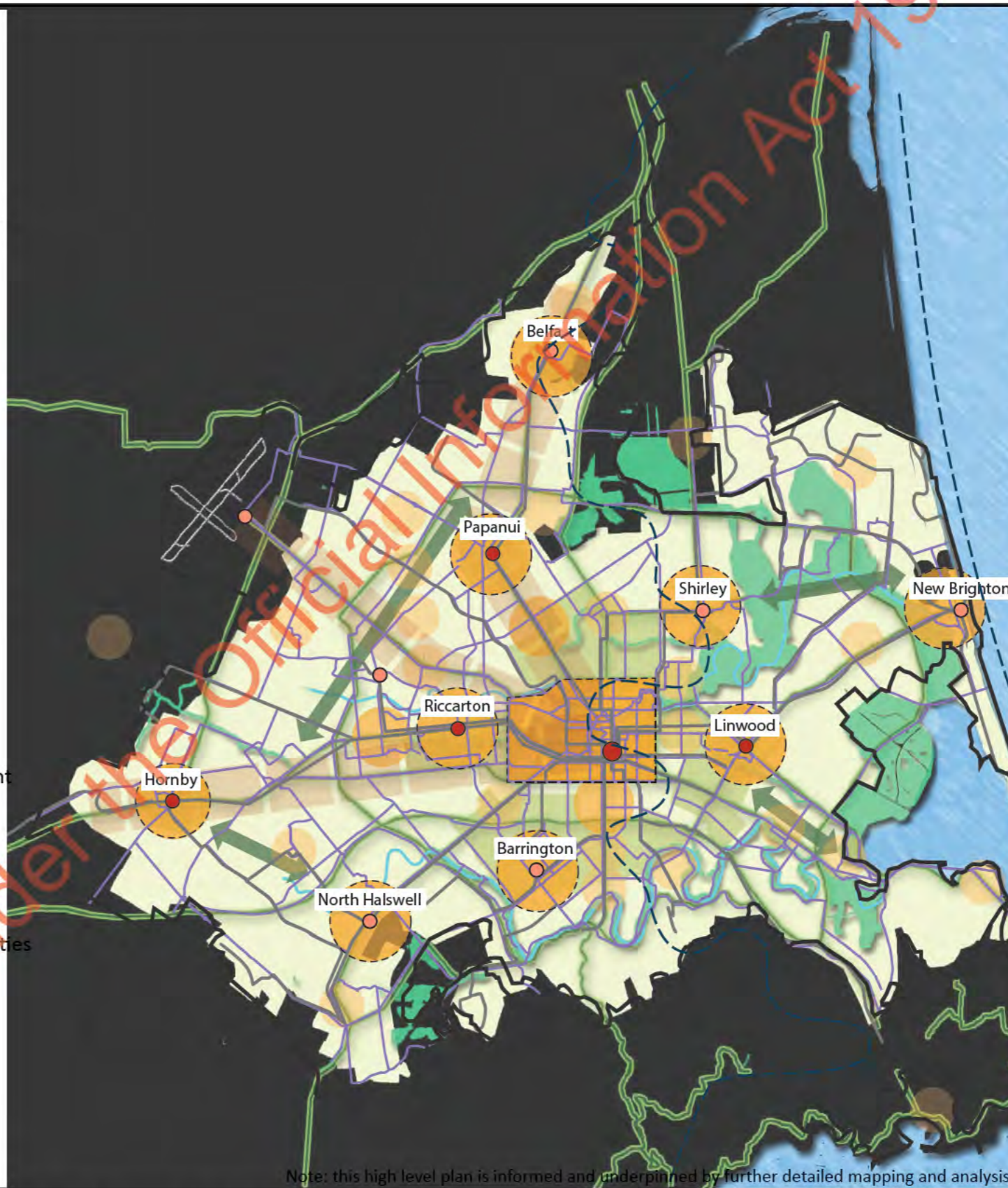
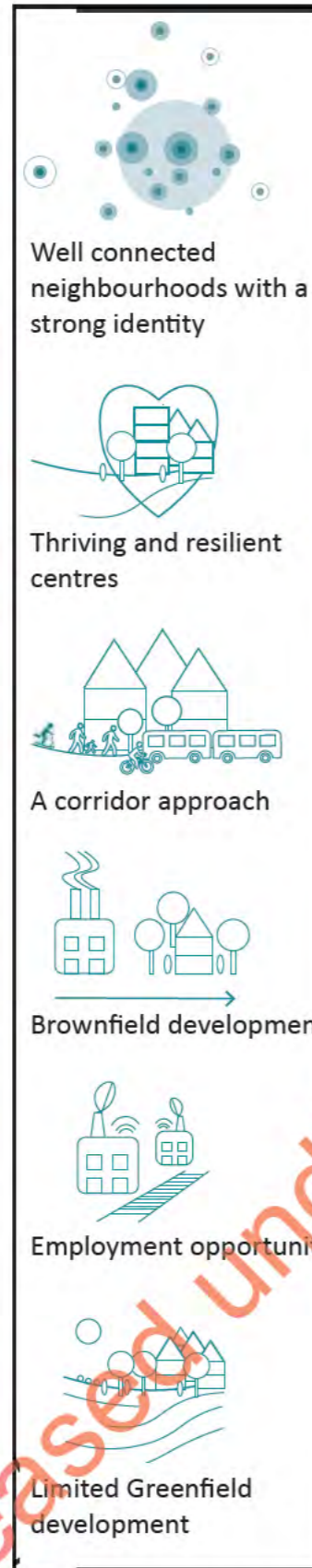
Ōtautahi Christchurch is continuing to grow, with significant capacity to meet long term housing and business demands. Existing and planned urban areas will provide well beyond projected demands for housing, as some neighbourhoods are changing faster than others and some have been slow to realise regeneration opportunities.



Example of prioritised public transport, pedestrians and cycleways



Example of prioritised pedestrian in a town centre
<https://www.greaterackland.org.nz/2019/10/17/a-miracle-on-high-street/places>



- Legend:**
- Urban Extent
 - Central City
 - Town Centres
 - Local Centres
 - Green & water sensitive intensification areas
 - Future MRT (investigate the feasibility)
 - Environmental enhancements i.e. tree planting when roading upgrades occur
 - Slow speed neighbourhoods
 - Enhanced forest corridors
 - Rivers
 - PT services (high frequency)
 - Cycle connections
 - Greenways
 - Future Multi-modal Stops
 - Future Interchanges
 - Coastal adaptation planning

Note: this high level plan is informed and underpinned by further detailed mapping and analysis

High level concept plan for well functioning, liveable places

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The Ōtautahi Christchurch Plan

Principle: Well functioning, liveable places

Transport is integral to the City's form and function. Ōtautahi Christchurch has an enviable development pattern, development pattern, which provides significant opportunity to support a 21st century transport network, that will contribute to reducing carbon emissions and improve the liveability and function of our City.

The City is growing, as are our transport needs, requiring our response to be bold. Opportunities exist to build upon and strengthen our public transport network and increase the safety and accessibility of our neighbourhoods and connections to our places of work, play and education.

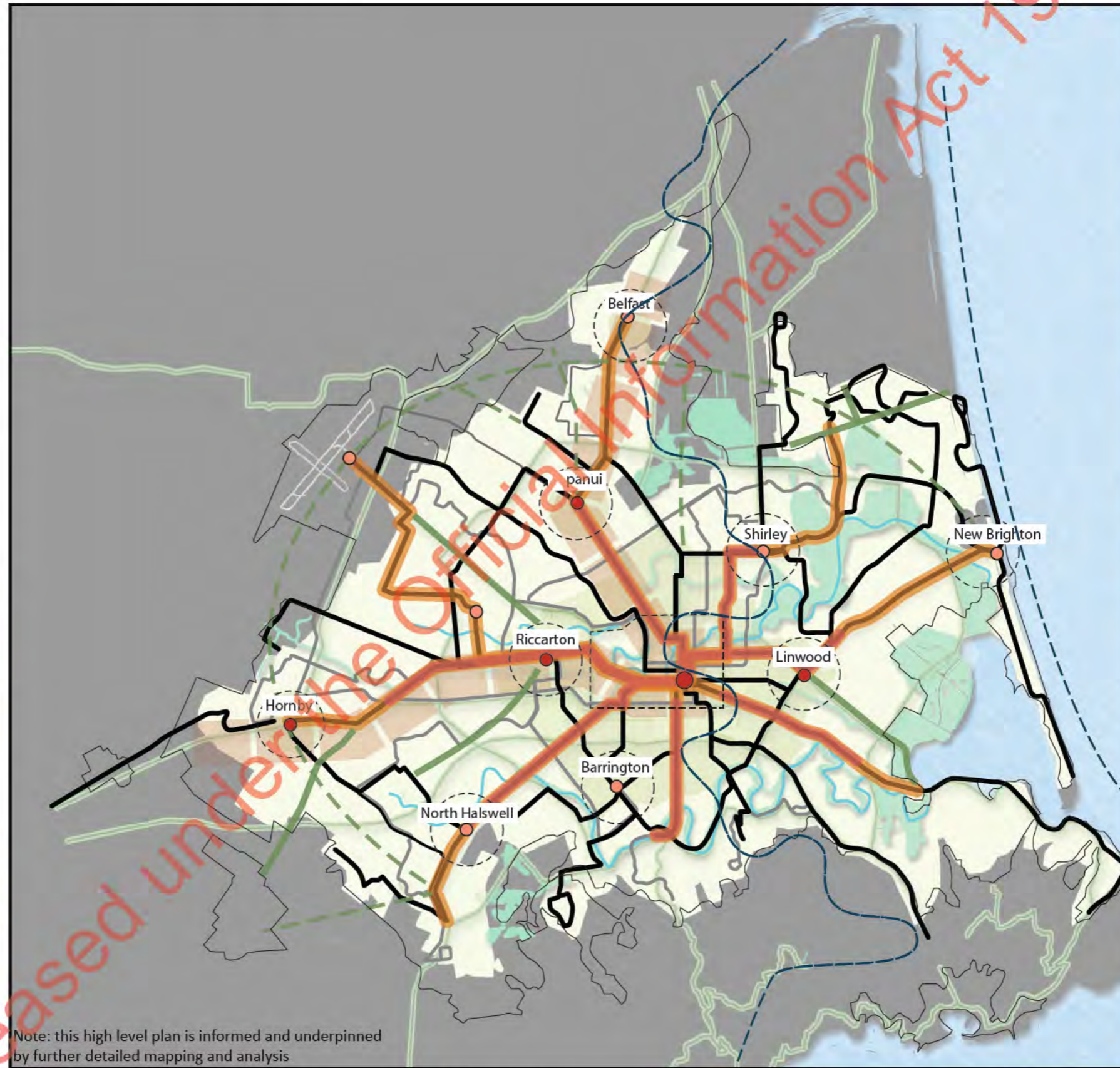
As our urban form transitions from a low-medium rise to a medium-high rise City, the transport response will change and level of investment will need to increase accordingly.



Example of prioritised pedestrian and cycleway in a town centre



Greenway promoting active transport



Legend:

- Urban Extent
- High-frequency services
- Rest of network
- Future Mass Rapid Transit (MRT)
- Future multi-modal stops
- Future interchanges
- Improved routes (PT Futures BC)
- Future Routes
- Planned infrastructure (PT Futures BC)
- Future multi-modal corridors
- Slow speed neighbourhoods
- Coastal adaptation planning

High level concept plan for Public Transport

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Well functioning, liveable places

Summary of residential areas and typologies and densities/heights/high density precincts to be included

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The Ōtautahi Christchurch Plan

Business and investment

Prosperity, Employment and Business Centres

Prosperity is not just about a thriving and productive economy, it requires health and well-being of our community; strong physical, personal and operational connections; safe, sustainable and resilient environments; and liveable and innovative urban and rural areas.

Ōtautahi Christchurch is well placed to enhance and capitalise on our city's liveability, and have a strong foundation to foster innovation and new opportunities to create a competitive entrepreneurial environment and attract and retain local and international talent.

The City is projected to continue to maintain over 85% of the job opportunities in Greater Christchurch, with potential to create an additional 40,000 jobs and over 75,000 central city workers. The Crown and Council and private sector have already invested heavily into the Central City and other major centres, to support and service our community.

Over the next decades our plan is to:

- continue to invest in projects and infrastructure to support business centre and sector growth, including health and education providers;
- prioritise the central city and its full recovery;
- maintain the hierarchy of commercial centres;
- protect and support the development and function of high demand business areas, particularly those strategically located and accessible to the state highway network, the Port and Airport;
- promote greater efficiency of industrial land;
- investigate new business areas where greatest demand and capacity shortfalls;
- identify and support brownfield redevelopment opportunities within the older industrial and commercial areas, and core public transport corridors; and
- encourage businesses to transition to a low emission economy.

Map of business areas; centres hierarchy (from PC14); strategic infrastructure (ports; airport; state highways; core PT), hospitals and tertiary to be included

The Ōtautahi Christchurch Plan

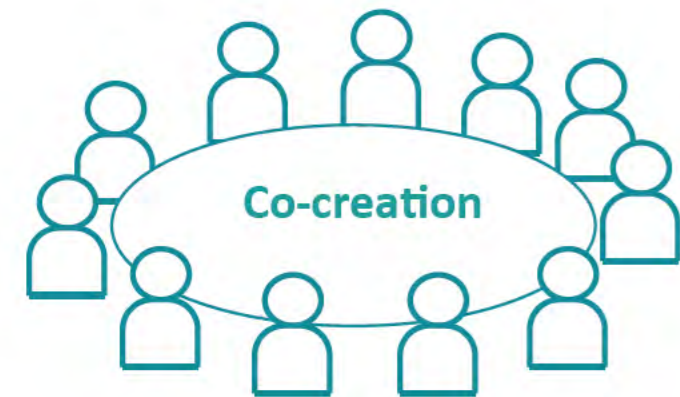
Neighbourhood Planning

As our city grows and changes, so do the needs of our diverse communities – including the most vulnerable amongst us.

Ōtautahi Christchurch is experiencing rapid growth and social change - and this will continue. We have a diverse population in terms of ethnicity and national origin, culture, religion and lived experience, socio-economic status, gender, gender identity, sexual orientation, disability, age, rural or urban location.

When communities come together to plan for their own future, they get to know each other, and they learn to respect and trust each other. They build an appreciation of their collective strengths and what they need to work on.

The Local Area Plans will provide for integrated spatial planning and associated alignment of public, private and community partnership, investment and initiatives at all levels.



The Ōtautahi Christchurch Plan takes a partnership approach i.e. 'co-creation' to planning and building inclusive, safe and resilient neighbourhoods.

Who needs to be involved

To an extent, everyone in Ōtautahi Christchurch will play a role in shaping and delivering a better future for the City. Several key groups and organisations play critical roles in achieving the outcomes and directions of the plan, through their knowledge, investment and actions:



Co-creation



Community participation



Community spaces and places

The Ōtautahi Christchurch Plan

Where we will achieve this - 37 City-wide integrated actions:

Introduction

The intent of the ŌCP is an integrated City-wide approach (as per the Concept Plans on pages 12 - 16), with the actions brought together by the Local Spatial Plan on page 8. By themselves discreet actions do not implement the ŌCP.

The actions will be further developed in a series of network plans and guidelines including for surface water, parks and reserves, biodiversity, green infrastructure, and community facilities.

The actions are underpinned by a number of strategies and plans including the: Kia tūroa te Ao Ōtautahi Christchurch Climate Resilience Strategy, the Te Wai Ora o Tāne Integrated Water Strategy, Te Haumako Te Whitingia Strengthening Communities Together Strategy, the Biodiversity Strategy 2008-2035, Public Open Space Strategy 2010-2040, Our Heritage, Our Taonga Heritage Strategy 2019–2029, the Christchurch Transport Plan, Urban Forest Plan, Stormwater Management Plans and the Mahaanui Iwi Management Plan.

Wai/water as Taonga

1. Protect, naturalise and create space around waterbodies to protect the multiple values associated with water, included daylighting if appropriate.
2. Implement actions in surface water implementation plan and healthy water bodies action plan.
3. Develop and initiate local catchment education to improve waterbody health.
4. Advocate and require on site storm water treatment and implement water sensitive design, following the Council's Waterways, Wetlands and Drainage Guide approach.
5. Investigate and improve mitigation and avoidance measures for erosion and sediment control.
6. Continue to investigate the effects and potential options for improving resilience to natural hazards and climate change.

Healthy, Green City

7. Install rain gardens in road reserves, local streets and major roads following the direction of the surface water implementation plan and healthy water bodies action plan.
8. Protect, create and expand indigenous forest and planting along rivers and water bodies.
9. Investigate and develop criteria to implement low traffic zones.
10. Design and develop living streets and greenways across the City.
11. Protect, create and expand indigenous forest planting to connect natural remnants and biodiversity sites throughout the District.
12. Protect existing trees and create space for increased tree canopy cover across the City.
13. Investigate a western 'green edge' through a combination of land purchase, education, partnerships and statutory provisions.
14. Establish forest and landscape planting as hazard mitigation.
15. Investigate and develop opportunities for carbon sequestration and biodiversity enhancement (including peat sw mpland).
16. Enhance and create new forested connections to the Ngā Kohatu Whakararaka o Tamatea Pōkai Whenua / Port Hills and Te Pātaka o Rakaihautū / Banks Peninsula.
17. Enhance and create new forested gully planting on the Ngā Kohatu Whakararaka o Tamatea Pōkai Whenua / Port Hills.
18. Protect and enhance coastal and wetland reserves.
19. Develop design guidance, education, and standards for adapting and expanding green infrastructure and green buildings including reviewing existing design standards.
20. Design and implement green infrastructure.
21. Identify options for developing localised sustainable food systems including edible landscapes.

Our Identity, Taonga and Heritage

22. Implement greater regulatory and non-regulatory protection for heritage areas, cultural landscapes, sites of significance to Ngāi Tahu, and archaeological sites.
23. Integrate provision for heritage protection through project management and consenting processes to ensure retention of heritage and cultural values.
24. Investigate and implement neighbourhood planning initiatives to ensure retention of heritage and cultural values, sense of place and local identity.
25. Identify and develop opportunities and initiatives for communities to connect with Ngāi Tahu and Māori heritage including through: storytelling, design/landscaping, place names.
26. Lead and partner with communities to identify, protect and celebrate their local heritage places and values.
27. Lead and partner with local communities to meet their needs, explore new initiatives, and to develop stronger connections to the environment and within the community.
28. Identify and support local led partnerships which build capacity in communities to enable co-creation for areas of focus.
29. Develop and implement a tool kit which enables all members of the community to engage with neighbourhood planning and identify what is important to them.

Well functioning, liveable places

30. Develop and implement area and neighbourhood plans in priority areas of focus, including application of a range of tools such as the healthy streets tool and the one network framework.
31. Continue to invest in walking and cycling infrastructure.
32. Continue to invest and deliver public transport improvements.
33. Identify and develop business sector and commercial centre based plans to maximise and incentivise 'places for people' and positive redevelopment opportunities.
34. Develop and implement corridor plans reinforcing a consolidated land use pattern and investment along public and active transport corridors.
35. Enable and support Brownfield development opportunities for transition to residential and mixed use activities.
36. Continue to enable and facilitate industrial and business hubs to maximise agglomeration benefits and activities in accessible and appropriate locations.
37. Investigate potential new, limited greenfield areas in locations of high demand, with good accessibility to employment and services, that meet specific housing need while protecting:
 - » natural and cultural landscape character and settings;
 - » highly productive land; and
 - » do not foreclose long term options for rural, open space and community uses.

Legend:

- Implementation commenced with ongoing investment and commitment required
- New initiative

Growing well through Local Area Plans

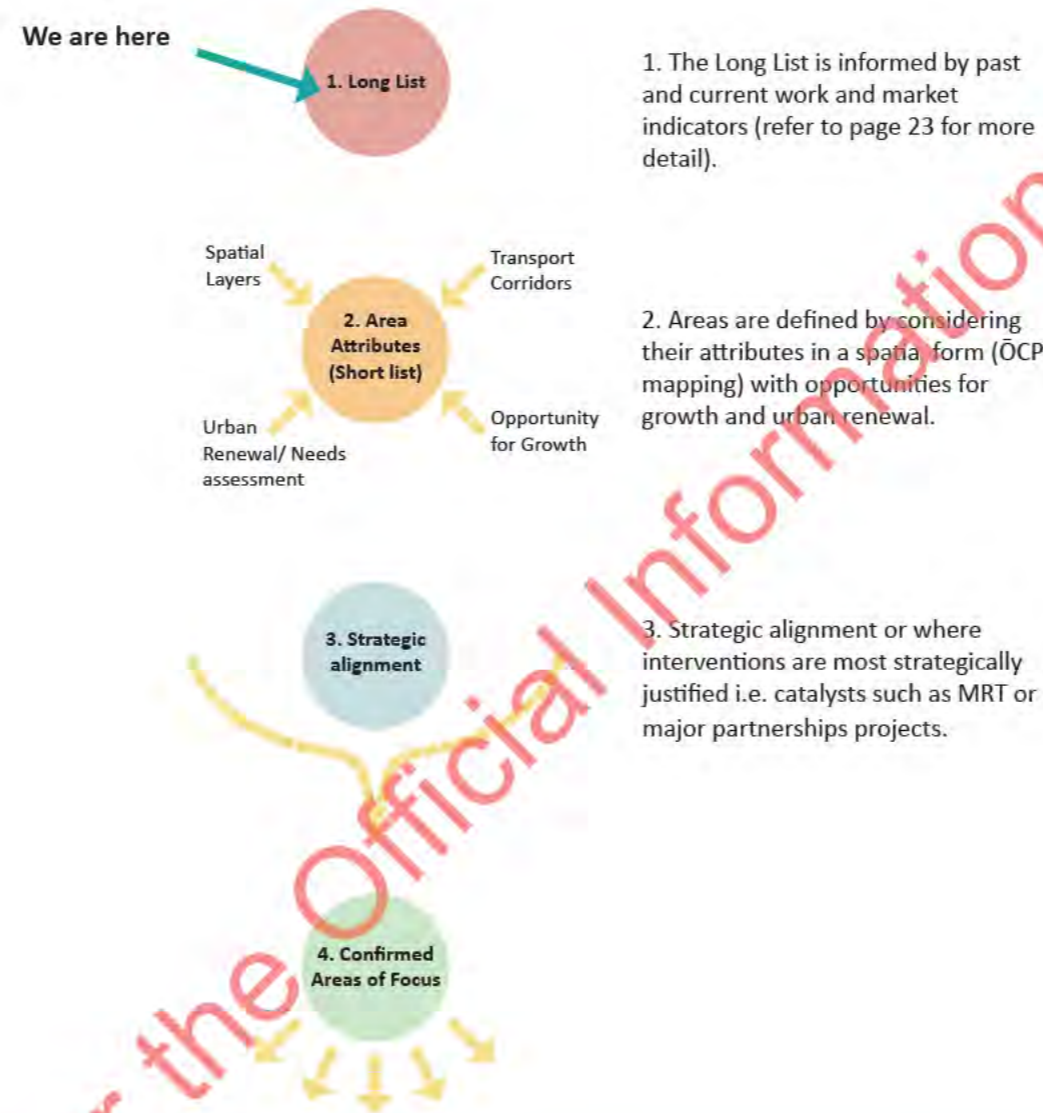
Local Area Plans Overview

The Local Area Plans (LAPs) within Ōtautahi Christchurch which are prioritised for investment and resourcing. The Local Area Plans have been identified through their potential for transformation or adaptation, catalyst opportunities, environment and community need and market drivers.

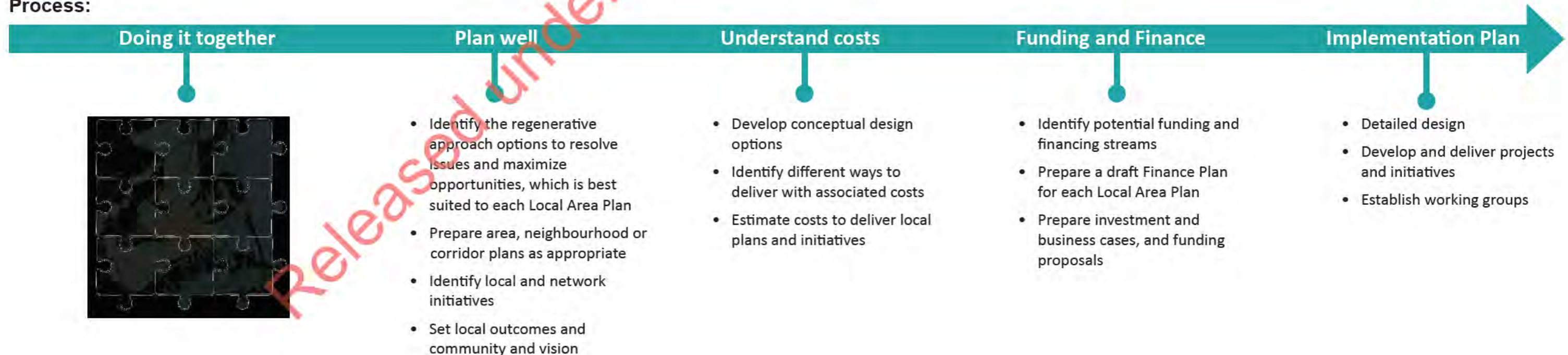
The identified Local Area Plans:

- Enable regenerative outcomes to be achieved.
- Provide a focus for integrated spatial planning, including alignment of public, private and community partnership, investment and initiatives.
- Apply and ensure the ŌCP Principles are achieved at a network and neighbourhood level;
- Provide for more detailed planning, integration and alignment of public, private and community investment and initiatives;
- Utilise tools and levers to deliver on city outcomes in a staged and targeted manner; and
- Combine and align internal and external stakeholder planning and development work.
- Encompass areas of urban growth and urban renewal

Methodology for Identifying the Local Area Plans:



Process:



The Ōtautahi Christchurch Plan

Growing well through Local Area Plans

Draft Local Area Plans Long List

A Draft Local Area Plans Long List has been identified through a process of research and analysis in order to understand the range of factors which need to be considered across the City.

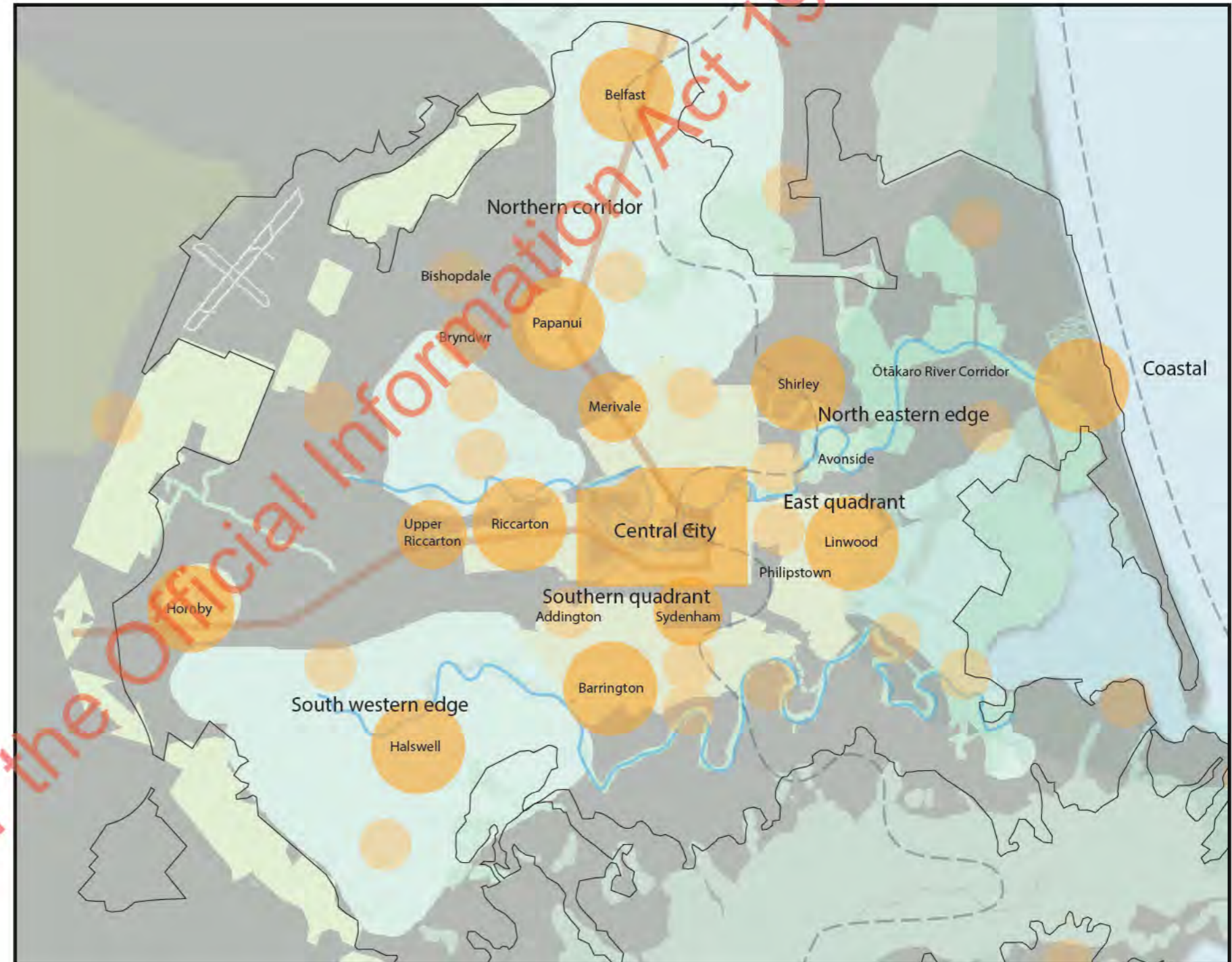
Past work has informed the Local Area Plans, including the District Plan Review, Urban Regeneration Priorities Heat Mapping, Corridor Assessments identifying development potential, existing Plans and Strategies including the Greater Christchurch Spatial Strategy.

More recent planning work including through the development of the Christchurch Transport Plan, Ōtautahi Christchurch Plan and the Urban Forest Plan have provided additional information and direction. Greater enablement for intensification and continuing growth is changing the city form and function. Whilst some areas or centres are transitioning fast, some have been slow to realise their potential. All these factors have led to the identification and approach to the Local Area Plans.

While having a defined spatial boundary, in reality the Local Area Plans will be considered as part of a wider catchment. Within each area there may be sub-areas, such as low traffic zones, commercial centres or neighbourhoods requiring particular focus, action, initiatives and investment (refer to the Local Area Plans indicative spatial diagram below).

Local Area Plans may also closely relate and connect to another, requiring a level of aligned and concurrent actions to be developed and implemented.

The council is proposing to develop a 10- 15 year programme of work comprising the Local Area Plans in a prioritised and staged approach (see following page).



Location Map showing the Draft Local Area Plans Long List

- Legend:
- Urban Extent
 - Central City
 - Centres
 - Local Centres
 - Main Rivers

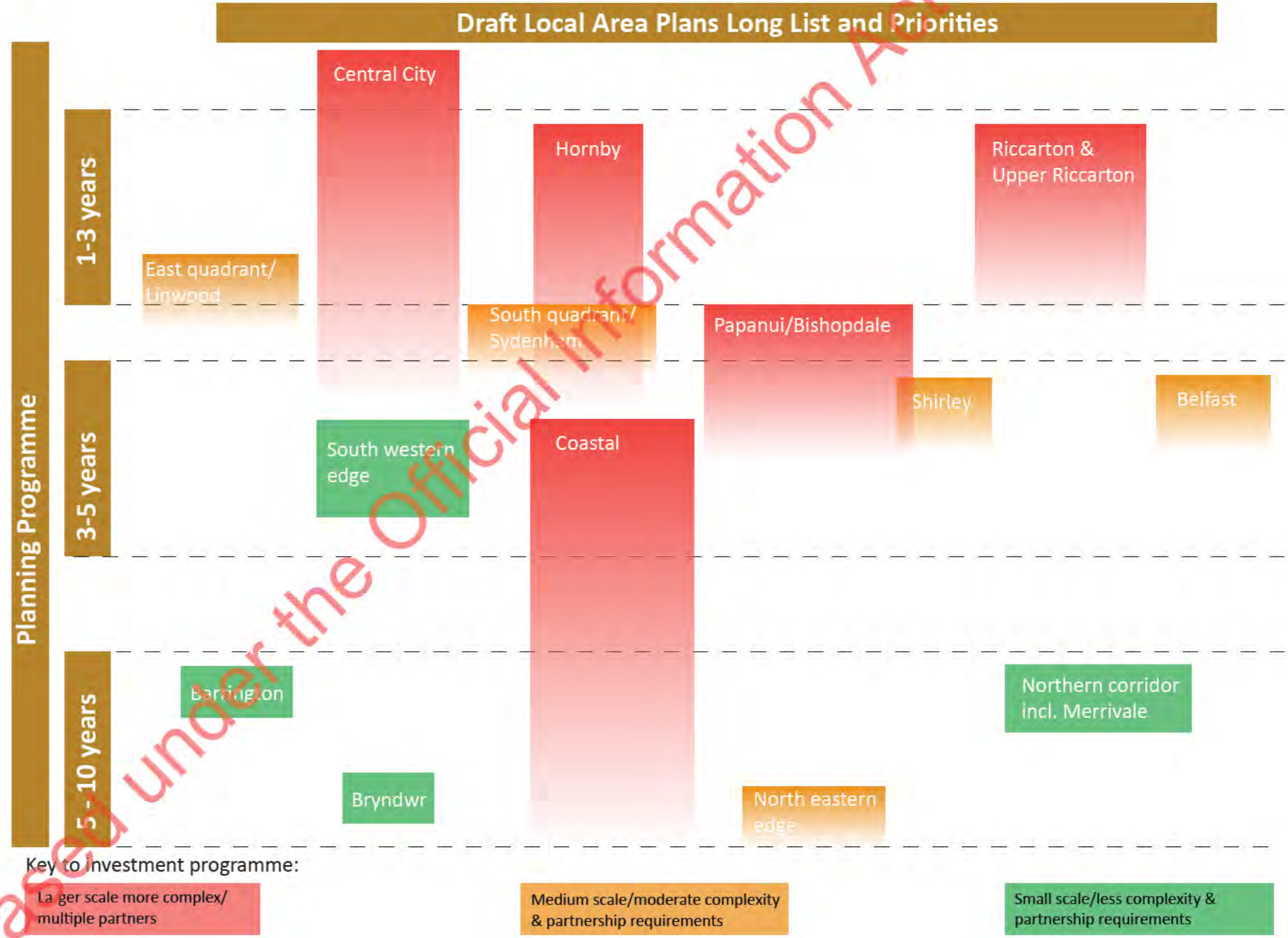


Local Areas Plans indicative spatial diagram

Growing well through Local Area Plans:

Draft Local Area Plans Long List and Possible Prioritisation

The boxes represent the commencement of the planning process for the Local Area Plans. The investment programme follows, the scale and complexity of which is indicated by the colours (refer to the key to the investment programme below).



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The Ōtautahi Christchurch Plan

Growing well through Local Area Planning

Draft Local Area Plan Long List - Key Points:

Central City

- Primary regional commercial and entertainment centre and growth area, offering good range of services and opportunities.
- Significant capacity for residential growth through intensification and redevelopment from existing under-developed industrial and service sites.
- Infrastructure and services are in place to support more than 14,000 additional residents.

East quadrant

(Philipstown, Linwood, Eastgate, Avonside and Ōtākaro River corridor)

- Good range of services and facilities
- Existing zoning for medium density
- More affordable housing options
- Accessible - public and active transport infrastructure
- Extensive areas of older housing suitable for redevelopment
- The street and block pattern offers flexibility in redevelopment options. New cross block connections could improve open space connections and accessibility.
- District Plan Review proposed very small amount of additional RMD but the RSDT zone was expanded.

Southern Quadrant

(Sydenham and Addington)

Sydenham

- Good range of services
- Good accessibility (multi-modal)
- Recent commercial and residential regeneration with further capacity for change.
- Good mix of industrial and commercial activity to the north of Brougham street (main economic centre)
- Building stock is of variable age - a mix of older villas and bungalows, mid to late 20th century flats and more recent multi story, multi-unit developments and retirement complexes.
- Generally a low scale environment, with an identifiable character.
- Recent redevelopments of larger scale office buildings on Colombo Street and mixed use development on the former Sydenham School site.

Addington

- Good range of services and jobs. Lincoln Road provides a commercial main street, and commercial activity (former industrial) including Hazeldean office park and other large scale office blocks to the west.
- Good accessibility (multi-modal)
- Vacant land available
- Variation in housing age and type, with a very fine grain, small scale environment.
- Urban renewal, including streetscape and parks improvements, as well as district plan changes to increase the density of residential development. More recent improvements to the area include upgraded community facilities and a major cycleway.
- Affordable housing
- Heritage and character values

Riccarton

(Riccarton Road and the Westfield Mall)

- Key Activity Centre with sub regional retail catchment
- 2km from central city
- Wide range of services, jobs, open space
- Opportunities for further significant residential intensification and commercial redevelopment
- Core public transport corridor and 2 major cycleways, MRT potential
- Existing residential medium density housing of variable quality and design standard
- Limited public space / street amenity in southern side of Riccarton road
- The District Plan Review reduced the proposed RMD area in Riccarton due to waste water infrastructure capacity and areas further from the centre were recommended for RSDT. Church corner was excluded from RMD zoning due to waste water infrastructure capacity and the presence of the EDM mechanism,
- Infrastructure capacity has been increased, allowing future residential intensification.

Belfast

- Key Activity centre
- Growth area with recent comprehensive neighbourhood development
- Residential development has been slow with vacant residential zoned land still available
- Commercial zoned land to the south of Radcliffe Road remain undeveloped but with consent to develop.
- Retail Park based development which are generally car based, low amenity environments, with limited public transport services. Activities such as offices, community facilities, and residential and small retail units are not permitted in the zone. The remaining zoned land therefore does not permit the range and scale of commercial and community activities that are needed to meet growing community needs.
- Opportunity to re-evaluate community needs and function of this centre, taking stock of the available land resource within the area.

Papanui-Bishopdale

Papanui

- Papanui Key Activity Centre, strong market demand
- Corridor of activity
- Good transport accessibility to core PT and major cycle route, Northern Motorway could reduce traffic on main north road.
- MRT potential
- Railway creates some severance between the commercial centre, education facilities and residential areas
- Infrastructure improvements, including comprehensive storm water management and road renewal programmes.
- District Plan Review reduced the original extent of RMD to align with existing living 2 zoning and the area west of the railway line was removed.

Bishopdale

- Commercial strength of the mall has declined
- Older housing stock, some medium density enabled and minimal redevelopment uptake to date
- Good access to services and public space
- The District Plan Review reduced the proposed RMD area to focus just on the blocks closest to the centre.

Hornby

- Key activity centre with regional focus (servicing retail / commercial need beyond the city)
- Industrial catchment to north east and south west, new industrial parks and distribution centres, mixed with older industrial.
- New residential area of Wigram have increased catchment of centre
- Fragmentation and severance of residential from commercial areas and between commercial areas due to railway line, state highways and industrial development.
- District Plan Review identified Hornby as having greater RMD potential. However the South East was reduced to focus on the areas with the greatest accessibility to the centre.

South-west Edge

- Growth area with significant greenfield development planned zoned and infrastructure provided
- Easy to develop land (less natural hazards)
- Pressure to expand the current urban limits is also expected around Prebbleton, Templeton and Halswell.
- District Plan Review excluded this area from further RMD due to greenfield growth.

Northern corridor

(Road or rail)

- Connects growth areas, Belfast, Papanui, Central City KACs
- Greatest potential to accommodate new housing.

South-west corridor

(Road or rail)

- Connects growth areas, Riccarton Hornby KACs
- Employment corridor
- High potential to accommodate new housing

Shirley

- Placeholder

Bryndwr

- Placeholder

From: [Kleynbos, Ike](#)
To: [Fleur Rodway](#)
Subject: CCC PC14 resolution details
Date: Wednesday, 14 September 2022 4:53:40 pm
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[Final_PC14_Draft_mayor_resolution_lex23803_20220912_MS.DOCX](#)
[final_councillors_resolutions_~e_pc14_lex23803_20220912_\(002\).DOCX](#)

MFE CYBER SECURITY WARNING

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Hi Fleur,

Nice to talk to you this afternoon. The attached details the resolutions that were drafted *prior* to the meeting yesterday (I haven't been able to get the final ones back net). Please **note** that a number of these were changed in the meeting or ruled out of order. The Mayor's resolution was also altered to an 'investigate and submit' directive, as I mentioned. The attached maps show a *rough* overview of what would not have any intensification enabled – one map shows the *future* core routes, and the discrepancies with this.

One of the other resolutions I neglected to mention was about the social impact assessment, put forward by Cllr Templeton. This is something we have begun to investigate today and will need to think about commissioning shortly due to its anticipated large scope.

I asked Sarah about the affordability reporting. She said that one report has gone to GCP, so you may have access to it this way, and the other is in the final stages of review. The conclusion of the latter is that neither the compact, consolidated, or dispersed urban form outcomes identify that the quantum of housing delivered have a tangible impact on housing affordability (set at 30% of household cost). It is for this reason that Sarah made the comments in the last meeting about development in Selwyn.

Let me know if you have any other questions, otherwise I look forward to hearing what the result is of the meeting tomorrow.

Many thanks,

Ike Kleynbos

Principal Advisor – Planning
City Planning (E)



[03 941 5154](tel:039415154)



Ike.Kleynbos@ccc.govt.nz



Te Hononga Civic Offices, 53 Hereford Street, Christchurch



PO Box 73012, Christchurch 8154

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Mayor's alternative resolution 12 September 2022 (additions to the staff recommendation in yellow)

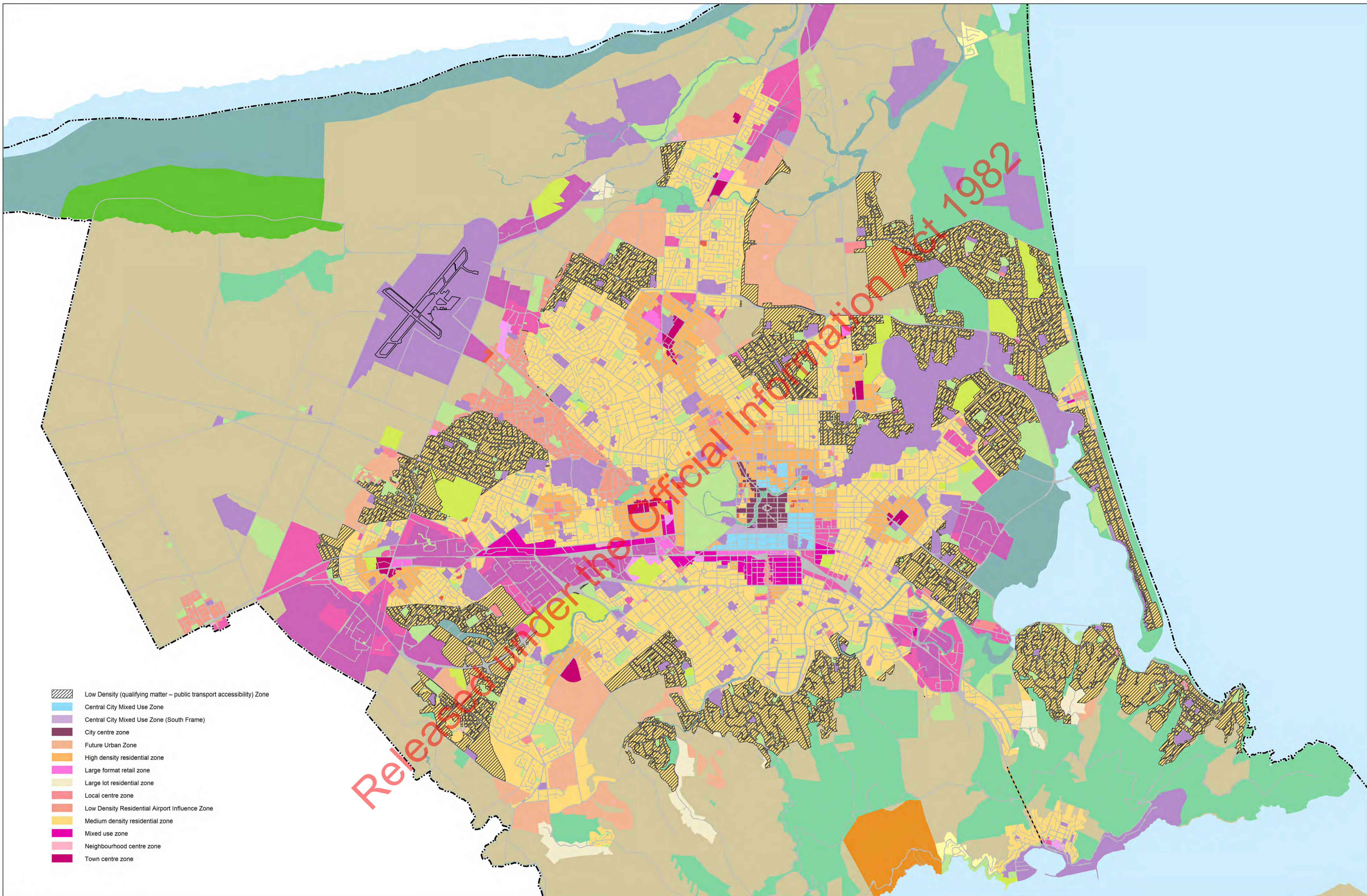
That the Council:

1. Approve the public notification of Plan Change 13 Heritage and its associated evaluation report (prepared in accordance with section 32 of the RMA) as included in attachments to this report, pursuant to Clause 5 of Schedule 1 of the RMA.
2. Approve the public notification of Plan Change 14 Housing and Business Choice and its associated evaluation report (prepared in accordance with sections 32 and 77J-77R of the RMA) as included in attachments to this report, pursuant to Clause 5 of Schedule 1 of the RMA, with the following further limitations :
 - 2.1 Limit the extent of the area enabled for medium density development, to less than the staff recommendation, by:
 - a. Identification of a qualifying matter to reflect the lesser accessibility to centres and public transport;
 - b. Implementing the qualifying matter by zoning areas as Low Density (qualifying matter – public transport accessibility) Zone as shown on the attached map “Spatial overview of Alternative resolution to Plan Change 14 proposal” dated 12th September 2022; and
 - c. Restricting development in that zone to a level the same as the Residential Suburban zone in the Operative District Plan.
 - 2.2 As a consequence of 2.1, the areas zoned Medium Density Residential (MRZ) as recommended by staff shall be reduced to the following areas as shown on the attached map titled “Spatial overview of Alternative resolution to Plan Change 14 proposal” dated 12th September 2022:
 - a. Within a walkable distance of
 - i. approximately 1km radius of the 5 main core bus routes identified in the PT Futures Business case; and
 - ii. approximately 200m from the Bishopdale commercial centre, and within areas most accessible by walking to the Merivale/Bryndwr (No 17) bus route, the Fendalton to Airport (No 29) bus route and the City to Shirley bus route (No 7 and 44);except where other proposed qualifying matters apply and with the boundaries of the zone defined to ensure coherent and logical zone boundary (block) extents are achieved;
 - b. Within all existing areas zoned as Residential Suburban Density Transition and Residential Medium Zones under the operative Christchurch District Plan;
 - 2.3 Authorise Head of Planning and Consents to make all changes to PC14 necessary to achieve the above intent, more specifically define the zone boundaries, and make all necessary consequential changes.
- 3 Authorise Head of Planning and Consents to make any necessary minor corrections or amendments to the Proposed Plan Changes 13 and 14 or their evaluation reports and

appendices, until the date of notification, to improve the clarity, accuracy or consistency of the documents.

- 4 *Authorise Head of Planning and Consents to make other consequential changes to chapters of the District Plan not otherwise affected by Plan Changes 14 and 13 and to approve those documents for notification.*

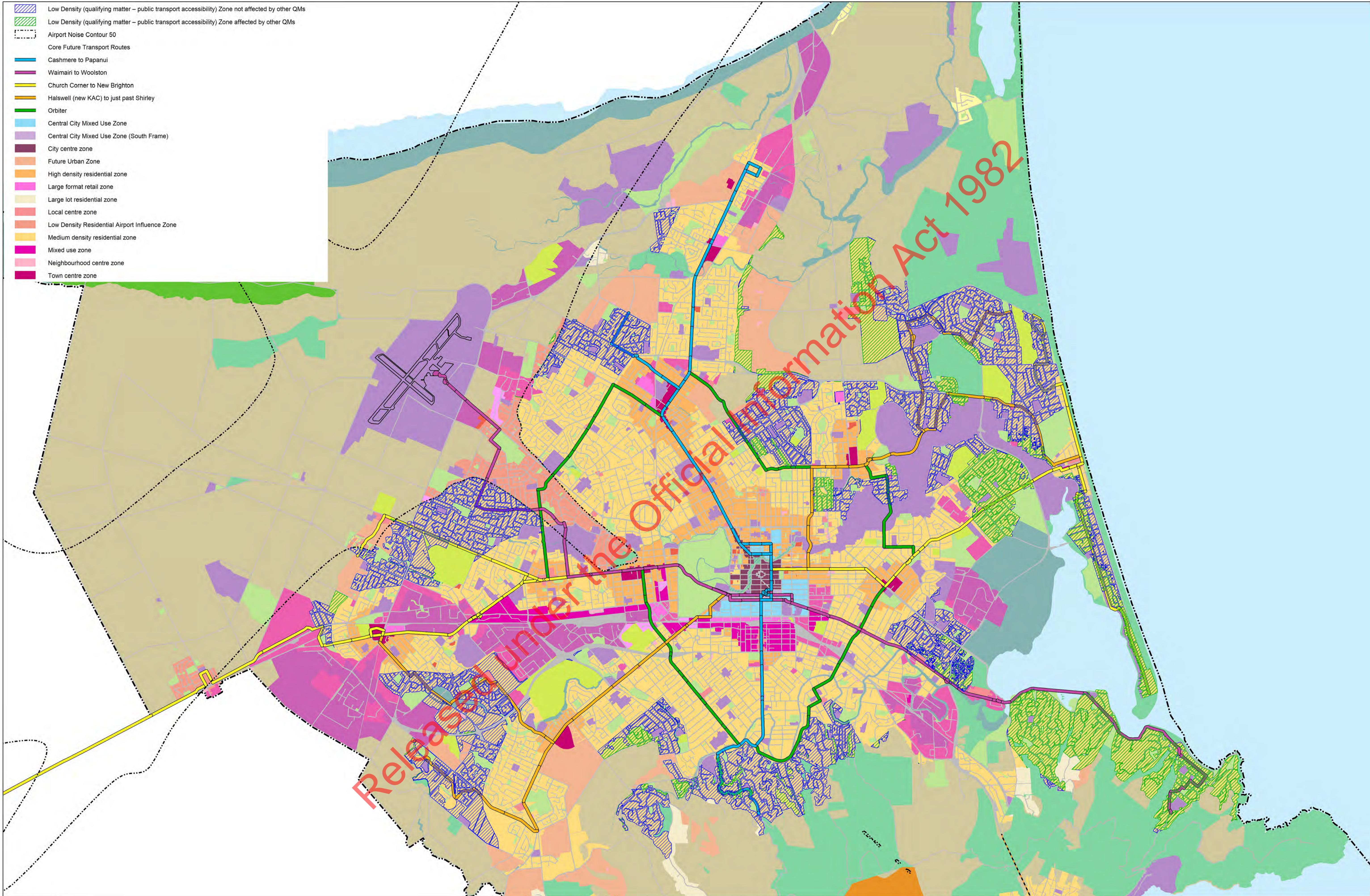
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-  Low Density (qualifying matter – public transport accessibility) Zone
-  Central City Mixed Use Zone
-  Central City Mixed Use Zone (South Frame)
-  City centre zone
-  Future Urban Zone
-  High density residential zone
-  Large format retail zone
-  Large lot residential zone
-  Local centre zone
-  Low Density Residential Airport Influence Zone
-  Medium density residential zone
-  Mixed use zone
-  Neighbourhood centre zone
-  Town centre zone



- Low Density (qualifying matter – public transport accessibility) Zone not affected by other QMs
- Low Density (qualifying matter – public transport accessibility) Zone affected by other QMs
- Airport Noise Contour 50
- Core Future Transport Routes
 - Cashmere to Papanui
 - Waimairi to Woolston
 - Church Corner to New Brighton
 - Halswell (new KAC) to just past Shirley
 - Orbiter
- Central City Mixed Use Zone
- Central City Mixed Use Zone (South Frame)
- City centre zone
- Future Urban Zone
- High density residential zone
- Large format retail zone
- Large lot residential zone
- Local centre zone
- Low Density Residential Airport Influence Zone
- Medium density residential zone
- Mixed use zone
- Neighbourhood centre zone
- Town centre zone



1:52pm

Moved by	Draft resolution	Status
A staff-proposed amendment		
1. A staff-requested amendment	<p>Request staff to amend the PC14 identification of properties that are subject to the Riccarton Bush Interface qualifying matter to include all of those properties identified in blue on the following plan.</p> 	Some properties are missing from the proposed Riccarton Bush Interface qualifying matter.
Out-of-order amendments proposed by councillors – breach statutory obligations – delay and contrary to MDRS		
2. Johanson	<p>That Council <u>not notify</u> PC14, notes that there is sufficient land capacity and zoning to meet the short, medium and long term needs for housing in the Greater Christchurch area, and seeks a change to the NPS-UD to remove the Council as a Tier 1 Council on this basis</p>	<p>Not supported by staff.</p> <p>This resolution is seeking a change to the NPS-UD 2020 – which has been in effect for 2 years. If the intent of the resolution is that the Council not notify PC14 while the Council is seeking that exemption, not supported. Breach of statutory obligation.</p> <p>Intends to propose. Mayor will rule out of order.</p>
2a	<p>That Council <u>notifies</u> PC14, notes that there is sufficient land capacity and zoning to meet the short, medium and long term needs for housing in the Greater Christchurch area, seeks an urgent</p>	<p>Staff raised this as a possible alternative but it is pointless. Staff don't consider there is justification under the NPS UD for this Council to be removed as a Tier 1 Council.</p>

	change to the NPS-UD to remove the Council as a Tier 1 Council on this basis and, if granted, varies PC14 accordingly.	Not being put. Mayor would rule it out of order.
3. Johanson	<i>Defer a Council decision on notifying PC14 until a social impact assessment is complete.</i>	Not supported by staff. May take months. Not enough time. Breach of statutory obligation. Council can still do a social impact assessment and produce evidence of it for the IHP, as recommended above. Intends to propose. Mayor would rule it out of order.
4. McLellan	<i>Request staff to commission an independent report specific to Christchurch looking at the impacts of building the full amount of housing enabled by the National Policy Statement-Urban Development (NPS-UD) and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act. This report should be commissioned from a company that has not as yet provided advice on the above bills or Council's own implementation. Until such report is received and the impacts considered, do not enable any more housing than the minimum required by the NPSUD, including building height.</i>	Not supported by staff. Not reasonably possible in the time before notification. It would require a substantive rewrite of the proposed provisions for notification. Breaches statutory obligation. The submission, evidence and IHP hearing process exists for the purpose of providing that full independent review. Intends to propose. Mayor would rule it out of order.
5. McLellan	<i>Request staff to amend PC14 to provide for greater separation between new and existing residential development so as to mitigate shading effects more than is required by the MDRS recession plane standard, so as to take into account Christchurch's lower geographical latitude than Auckland, and reduced sun elevation and daylight time in Christchurch particularly during winter months.</i>	Not supported by staff, and barred by the RMA. The effect of the proposed rules is to constrain the development enabled by the MDRS. The RMA prevents the council from including rules inconsistent with the MDRS unless they are justifiable qualifying matters. These are not qualifying matters. Breaches statutory obligations. Intends to propose. Mayor would rule out of order.
6. Coker	<i>Request staff to add to the schedule of heritage items in PC13 and PC14 the former pensioners cottages and setting at 2-52 Barnett Ave</i>	Subject to prior Council Resolution. Mayor will rule out of order.
Councillors' proposed amendments		

7. Coker	<i>Request staff to make any changes necessary to the PC14 provisions to require 25% tree canopy cover on residential sites rather than 20%.</i>	Not supported by staff. Intends to propose.
8. Coker	<i>Request staff to alter the notification document in Section 32 report, Part 7, on Tree Canopy Cover – Financial Contributions. This would include a change to the conclusion in section 6.1.3 with reference to 20% tree canopy being consistent with a grassland biome, and that a minimum of 25% tree canopy coverage is more consistent with reflecting our city's endogenous forest canopy</i>	Not supported by staff. The s32 report is an expert assessment. Council cannot direct changes to that expert's assessment. But staff can in evidence reassess that assessment. No longer proposed.
8a Coker	<i>Request staff to lead evidence in the PC14 process that reassesses the biome identification in the s32 report, and addresses any implications for proposed provisions that arise from that reassessment.</i>	This is a staff-supported alternative to the one above. Intends to propose.
9. Cotter	<i>Request staff to add the cottages at 62, 64, 74 and 76 Chancellor St to the schedule of heritage items in PC13 and PC14.</i>	Not supported by staff, not yet researched and assessed. No longer proposed.
9a Cotter	<i>Request staff to investigate whether they support adding the cottages at 62, 64, 74 and 76 Chancellor St to the schedule of heritage items in PC13 and PC14 and, if supported by staff, lodge a submission seeking that addition.</i>	This is a staff-supported alternative to the one above. Intends to propose.
10. Cotter	<i>Request staff to investigate whether they support adding all of Woodville St as a residential character area or residential heritage area in PC13 and PC14 and, if supported by staff, lodge a submission seeking that addition.</i>	Supported by staff. Intends to propose.
11. McLellan	<i>Request staff to make any changes to PC13 and PC14 to extend the Chester St East/Dawson St heritage area (HA2) to include all properties with a Chester St East address east of the currently proposed HA2 boundary.</i>	Not supported by staff. Not yet researched and assessed. Initial heritage consultant and staff view indicates it is unlikely to meet the threshold for inclusion. Intends to propose. An alternative staff supported resolution, for investigation, is possible.

12. Cotter	<i>Request staff to investigate whether they support adding Mersey Street from Westminster Street to Berwick Street as a residential character area or residential heritage area in PC13 and PC14 and, if supported by staff, lodge a submission seeking that addition.</i>	Supported by staff. Intends to propose.
13. McLellan	<i>Request staff to amend PC14 provisions that enabled building heights around the Victoria Street area (where a 45m City Centre Zone limit is proposed) are reduced from 32m to 20m.</i>	Not supported by staff Intends to propose An alternative staff supported resolution, for investigation, is possible
14. Johanson	<i>Request staff to add to PC13 and PC14 a new residential heritage area consisting of all properties of a consistent age with a Woodham Rd address</i>	Not supported by staff. Not yet researched and assessed. Intends to propose. An alternative staff-supported resolution, for investigation, is possible.
15. Johanson	<i>Request staff to add to the schedule of heritage items in PC13 and PC14 all items that people asked to be added during the pre-notification engagement.</i>	Not supported by staff. Not fully investigated. Owners and occupiers haven't been consulted. Intends to propose. An alternative staff-supported resolution, for investigation, is possible.
16. Johanson	<i>Request staff to investigate the impact of flood risk on accesses to properties as a possible qualifying matter that warrants limits on intensification and, if staff consider it warranted, lodge a submission seeking a qualifying matter constraint on intensification on that basis.</i>	Supported by staff. Intends to propose.
17. Johanson	<i>Request staff to engage experts to investigate the effects from industrial zones on intensified residential activity in proximate residential areas, and make a staff submission seeking changes to the proposal to address those effects and/or produce evidence in the IHP process consistent with the outcome of that investigation</i>	Supported by staff. This issue warrants further investigation. Intends to propose.

<p>18. Templeton</p>	<p><i>Request staff to (a) commission a social impact assessment of the effect of the intensification enabled by PC14; and (b) lodge a Council submission to make that social impact assessment relevant, by asking in the Council submission that changes be made to the proposal to appropriately address findings of a social impact assessment; and (c) produce evidence of the social impact assessment, and planning analysis of it, in the IHP process; and (d) report the social impact assessment findings to Council so that Council may consider other Council actions in response; and (e) investigate and report on, as part of developing the Otautahi Christchurch Plan, Council actions to mitigate the environmental impacts of implementing the NPS-UD, in time to inform the draft LTP.</i></p>	<p>Supported by staff. Intends to propose.</p>
<p>19. Chu</p>	<p><i>Request staff to amend the PC14 identification of properties that are subject to the Riccarton Bush Interface qualifying matter to include all of those recommended by staff and also 1/17, 19A, 21, 23, 27, 29 and 31 Kahu Road.</i></p>	<p>Not supported by staff. Not yet researched and assessed. Note that a road separates these properties. Intends to propose.</p>

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Document 8

From: [Oliver, Sarah](#)
To: [Olivia Burnett](#); [Fleur Rodway](#)
Cc: [Kleynbos, Ike](#)
Subject: RE: MDRS Clarification (and a well done for yesterday!)
Date: Friday, 9 September 2022 3:35:16 pm
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)
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Thank you so much

From: Olivia Burnett <Olivia.Burnett@hud.govt.nz>
Sent: Friday, 9 September 2022 3:31 pm
To: Oliver, Sarah <Sarah.Oliver@ccc.govt.nz>; Fleur Rodway (Guest) <Fleur.Rodway@mfe.govt.nz>
Cc: Kleynbos, Ike <Ike.Kleynbos@ccc.govt.nz>
Subject: RE: MDRS Clarification (and a well done for yesterday!)

Hi Sarah,

All have notified except for CCC and Waikato District Council who have both experienced delays due to COVID. We understand WDC will be notifying on September 19th 2022.

Cheers,

Olivia Burnett (she/her)

Policy Adviser | Policy and Legislation Design – Team 4
Solutions Design and Implementation
olivia.burnett@hud.govt.nz | Phone: +64 4-832 2456
www.hud.govt.nz | Level 8, 7WQ, 7 Waterloo Quay, Wellington 6011 (Next to 8.03)

[IN-CONFIDENCE:RELEASE EXTERNAL]

From: Oliver, Sarah <Sarah.Oliver@ccc.govt.nz>
Sent: Friday, 9 September 2022 3:27 pm

To: Olivia Burnett <xxxxxx.xxxxxx@xxx.xxx.xx>; Fleur Rodway (Guest) <xxxxx.xxxxxx@xxx.xxx.xx>
Cc: Kleynbos, Ike <xxx.xxxxxxx@xxx.xxx.xx>
Subject: RE: MDRS Clarification (and a well done for yesterday!)

Hi Olivia

Sorry just a quick question for our Mayor, have all the other tier 1 Council's notified their Plan changes? I have listed them from the RMA below – many thanks we don't know 100%

tier 1 territorial authority

- (a) Auckland Council:
- (b) Christchurch City Council:
- (c) Hamilton City Council:
- (d) Hutt City Council:
- (e) Kapiti Coast District Council:
- (f) Porirua City Council:
- (g) Selwyn District Council:
- (h) Tauranga City Council:
- (i) Upper Hutt City Council:
- (j) Waikato District Council:
- (k) Waimakariri District Council:
- (l) Waipa District Council:
- (m) Wellington City Council:
- (n) Western Bay of Plenty District Council

From: Kleynbos, Ike <xxx.xxxxxxx@xxx.xxx.xx>
Sent: Friday, 9 September 2022 3:07 pm
To: Olivia Burnett <xxxxxx.xxxxxx@xxx.xxx.xx>; Oliver, Sarah <xxxxx.xxxxxx@xxx.xxx.xx>
Cc: Fleur Rodway (Guest) <xxxxx.xxxxxx@xxx.xxx.xx>
Subject: RE: MDRS Clarification (and a well done for yesterday!)

Hi Oliva,

Thanks for the vote of support; it certainly was a challenging meeting, but we'll see what

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happens on Tuesday. I have no doubt that we will be in touch shortly thereafter about the resolution.

Appreciate you sending through the below detail – which I had just seen come from Selwyn, funnily enough. The below aligns with our understanding of the density standards.

Talk soon,

Ike Kleynbos

Principal Advisor – Planning

City Planning (E)



[03 941 5154](tel:039415154)



Ike.Kleynbos@ccc.govt.nz



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ccc.govt.nz



From: Olivia Burnett <xxxxxx.xxxxxxx@xxx.xxx.xx>

Sent: Friday, 9 September 2022 2:36 pm

To: Kleynbos, Ike <xxx.xxxxxxx@xxx.xxx.xx>; Oliver, Sarah <xxxxx.xxxxxxx@xxx.xxx.xx>

Cc: Fleur Rodway (Guest) <xxxxx.xxxxxxx@xxx.xxx.xx>

Subject: MDRS Clarification (and a well done for yesterday!)

Kia ora koutou Sarah and Ike,

Well done on your work at the council meeting yesterday – it was definitely an interesting live stream to watch! Even though the final vote has been delayed until Tuesday, I hope you were still able to do some celebrating with your team. Fleur is away at the moment but if you need to discuss any of the requirements around Tier 1 status or any of the other procedural matters that arose during the council meeting, please feel free to reach out as I can easily set up a teams call with MFE/HUD officials to answer questions or clarify things.

Aside from that, I'm mostly emailing you to let you know that we have recently received a number of queries about the application of the MDRS windows and landscape standards and would like to provide the following clarification to councils:

17) Windows to street

Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.

- The intent of this standard is to allow passive surveillance of streets and improve the visual

appearance of buildings from the street.

- We have heard concerns that determining 'facing the street' may be a bit ambiguous, but ultimately this will be up to each council to determine. We are aware of councils that have proposed adding a clarification to their standards such as "this standard only applies to sites with a direct frontage to a road and the residential unit is within Xm of that road frontage". This could be added as a council submission to your IPI if desired.
- In line with the intent of the standard, this applies only to the street facing façade more clearly identified with being part of the residential unit (where people live) and not the part of the building that is clearly a garage (if an attached or internal garage is included)
- There are no requirements on the level of transparency of the glazing
- On a corner site, the standard applies to both street-facing facades
- The façade includes gable ends

18) Landscaped area

- 1) A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.**
 - 2) The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit**
- The intent of this standard is to ensure that green space is provided and also incentivise the maintenance of existing trees on a site.
 - There is no landscape requirement for residential units located above ground floor level
 - The 20% requirement applies to the total site (not net site area), it does not need to be associated with each residential unit
 - A development site should be treated the same as a site as defined in the national planning standards, in that it is a 'site' being developed. It does not mean 'net site area'.
 - The 20% requirement applies to the total site (as defined in the national planning standards). For example if a 600m² site being developed with 3 houses and not subdivided, the 20% requirement would equal 120m². If the 600m² site is subdivided into 3 individual 200m² lots, then the 20% requirement for each new lot would equal 40m².
 - It will be up to councils to determine the extent of a tree canopy (for the purpose of this standard)
 - It will be up to councils to determine the appropriate ground treatment below the tree canopy (for the purpose of this standard)

The wording of all other density standards in Schedule 3A of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 is generally commonplace within a range of district plans and it will be up to councils to determine how best to apply them. Please also share this email with your resource consent team and any other CCC staff members who it would assist.

Speak soon.

Nga mihi,

Olivia Burnett ([she/her](#))

Policy Advisor | Policy and Legislation Design – Team 4
Solutions Design and Implementation
xxxxx.xxxxxx@xxx.xxx.xx | Phone: +64 4-832 2456
www.hud.govt.nz | Level 8, 7WQ, 7 Waterloo Quay, Wellington 6011 (Next to 8.03)

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From: [Kleynbos, Ike](#)
To: [Fleur Rodway](#)
Subject: RE: Response to query on non-notification of IPI
Date: Thursday, 1 September 2022 11:23:31 am
Attachments: [image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[CCC Approval to Notify PC13 and 14 \(IPI\) at 8 Sept 2022.pdf](#)

MFE CYBER SECURITY WARNING

This email originated from outside our organisation. Please take extra care when clicking on any links or opening any attachments.

Hi Fleur,

Thanks for following this up after I mentioned it to Olivia in our previous catch-up. I gather you have circulated this with Sarah in my absence.

The below aligns with what we would expect; the purpose of asking the question was to best inform the drafting of the notification report to Council. I have attached a copy of this for your benefit, which will go live with all of the appendices tomorrow afternoon.

Please let me know if you have any other questions in the interim.

Many thanks,

Ike Kleynbos

Principal Advisor at Planning
City Planning (E)



[03 941 5154](tel:039415154)



Ike.Kleynbos@ccc.govt.nz



Te Hononga Civic Offices, 53 Hereford Street, Christchurch



PO Box 73012, Christchurch 8154



ccc.govt.nz

Christchurch
City Council 

From: Fleur Rodway <Fleur.Rodway@mfe.govt.nz>

Sent: Friday, 26 August 2022 9:39 am
To: Kleynbos, Ike <xxx.xxxxxxx@xxx.xxx.xx>
Subject: Response to query on non-notification of IPI

Kia ora Ike,

Olivia let me know that you had a question in your catch-up last week. I understand it related to compliance if the Christchurch City Council voted not to endorse and subsequently notify an Intensification Planning Instrument.

If this situation were to eventuate, we would be likely to consider the following course of action:

1. Quickly getting a detailed understanding of why this has happened, this would involve working closely with Christchurch City Council to determine the most appropriate way to proceed.
2. If the Council was genuinely unwilling to comply, the Minister for the Environment would take this action very seriously.
3. There are tools at the Minister's disposal to ensure compliance with the Resource Management Act 1991 (RMA), including their intervention powers under the RMA. The Minister would determine the most appropriate response based on the circumstances.

We would also want to ensure Christchurch City Council is aware that any rules that are more restrictive than the MDRS may be challenged by developers or individuals wanting to develop. The RMA is clear that the medium density residential standards apply to relevant residential zones (section 77G) and an Intensification Planning Instrument must be notified on or before 20 August 2022 (section 80F).

Christchurch City Council has already taken on additional risk by delaying their notification date due to staff illness, and it would be disappointing to see the Intensification Planning Instrument delayed further.

If you have any questions about the above, please don't hesitate to contact me. I am also happy to set up a Teams call with you and John Higgins if you'd like.

Ngā mihi nui,

Fleur

Fleur Rodway (she/her)

Senior Policy Analyst | Kaitiaki Take Kōwhiri
Urban and Infrastructure Policy

Ministry for the Environment | Manatū Ahu Matua Te Taiao
xxxxx.xxxxxx@xxx.xxx.xx | mfe.govt.nz

Ministry staff work flexibly by default. For me, this means I work full-time and am based in Wellington.



Ministry for the
Environment
Manatū Ahu Matua Te Taiao





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7. Approval to notify Plan Changes 13 and 14

Reference Te Tohutoro: 21/1712831

Report of Te Pou Matua: Mark Stevenson, Planning Manager, Ike Kleynbos, Principal Advisor
Planning

General Manager: Jane Davis, General Manager Infrastructure, Planning and
Pouwhakarae: Regulatory Services

1. Purpose of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is to recommend public notification of changes to the Christchurch District Plan (District Plan):
 - 1.1.1 Plan change 13 (PC13) for heritage;
 - 1.1.2 Plan change 14 (PC14), to give effect to government priorities, directed through the National Policy Statement on Urban Development 2020 (NPS-UD) and the amendments to the Resource Management Act 1991 (RMA) made last year.
- 1.2 The Council has no option about some matters in PC14. It must notify some of the changes. That is because they are directed by central government in the NPS-UD and in the amendments to the RMA.
- 1.3 The decisions in this report are of high significance in relation to the Christchurch City Council's Significance and Engagement Policy. The level of significance was determined by taking into account the citywide introduction of Medium Density Residential Standards into the District Plan (except where Qualifying Matters exempt their application) and the impact this may have on the urban form of local neighbourhoods, the central city and suburban centres.

2. Officer Recommendations Ngā Tūtohu

That the Council:

1. Approve the public notification of Plan Change 13 Heritage and its associated evaluation report (prepared in accordance with section 32 of the RMA) as included in attachments to this report, pursuant to Clause 5 of Schedule 1 of the RMA.
2. Approve the public notification of Plan Change 14 Housing and Business Choice and its associated evaluation report (prepared in accordance with sections 32 and 77J-77R of the RMA) as included in attachments to this report, pursuant to Clause 5 of Schedule 1 of the RMA.
3. Authorise Head of Planning and Consents to make any necessary minor corrections or amendments to the Proposed Plan Changes 13 and 14 or their evaluation reports and appendices, until the date of notification, to improve the clarity, accuracy or consistency of the documents.
4. Authorise Head of Planning and Consents to make other consequential changes to chapters of the District Plan not otherwise affected by Plan Changes 14 and 13 and to approve those documents for notification.

3. Reason for Report Recommendations Ngā Take mō te Whakatau

- 3.1 The Council is required to implement the Government's National Policy Statement on Urban Development (NPS-UD) and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (RM Amendment Act), by permitting development in accordance with Medium Density Residential Standards (MDRS) and enabling intensification around commercial areas and rapid transit routes in the District Plan.
- 3.2 MDRS has the effect, in most residential areas of Christchurch, of enabling up to three homes, up to 12 metres high, on a property without resource consent, if development complies with the relevant standards. Central government has not given the Council the option under the RMA of declining to introduce the MDRS. Council's sole discretion is to provide more lenient standards than the MDRS, or to propose "qualifying matters" that warrant restriction on the intensification enabled by the NPS-UD.
- 3.3 The new government direction requires greater building development to be allowed within and around the central city, suburban commercial centres and planned high frequency and capacity public transport networks. PC14 therefore proposes that height limits are increased to enable development within and around the central city and suburban commercial centres. Additionally, the plan change includes the rezoning of some industrial areas within walking distance of the central city, and enabling housing and mixed-use development in industrial areas within walking distance of larger suburban centres.
- 3.4 The RM Amendment Act allows for exemptions to where the new MDRS, and intensification around centres, apply if there are special reasons, known as Qualifying Matters, for restricting development – such as an area's heritage or vulnerability to natural hazards.
- 3.5 Plan Change 14 also partially implements National Planning Standards introduced in 2018 and which require national consistency in the structure, form, definitions and mapping of District Plans. The NPS-UD uses terms defined in the National Planning Standards and PC14 adopts these, including changes to zone names e.g. City Centre zone.
- 3.6 As part of a Heritage Plan Change (Plan Change 13), new Residential Heritage Areas are proposed for protection of their heritage values. The plan change also proposes around 70 buildings, items and building interiors are added to the Schedule of Significant Historic Heritage. These are also proposed as qualifying matters in PC14.

4. Alternative Options Considered Ētahi atu Kōwhiringa

- 4.1 Plan changes 14 and 13 are accompanied by detailed evaluation reports prepared under s32 of the RMA, which includes the consideration of reasonably practicable alternatives. Those evaluations assess the efficiency and effectiveness of alternatives to the proposed provisions for the District Plan. They conclude that the plan change provisions as recommended are the most appropriate.
- 4.2 In relation to the plan change process, the following options for Plan Change 14 have been considered.

Plan Change 14 – Alternative options

To not notify the Plan Change or only notify the MDRS and Qualifying Matters (i.e. breach of statutory obligations)

- 4.3 This is not an option. The Council is legally obliged to change its District Plan to implement the NPS-UD and the RMA, to give effect to the government's policy direction on urban form and

legislative changes to increase housing supply and improve affordability – most notably to introduce the Medium Density Residential Standards (MDRS).

4.4 If the Council refuses to perform its statutory duty, then:

4.4.1 The High Court might order it to perform its statutory duties: any person can apply to the High Court for an urgent order directing the Council to do what it is required by law to do.

4.4.2 The Minister might replace the Council with Commissioners or Crown Managers to perform the Council's functions. That could be either to perform just the duty to notify the plan change or all of the Council's duties. The elected council will then have no control over the content of the notified plan change. That will be decided by the Commissioner, subject to terms of reference set by the Minister.

Option to do more than statutorily required

4.5 An option could have been to fully implement the National Planning Standards whilst giving effect to the overarching intensification direction in the NPS-UD and RM Amendment Act. This option was not pursued because of the very short timeframe and the significant amount of work required. The Council has until 2026 to implement the National Planning Standards, and Plan Change 14 partially adopts those standards by inclusion of new definitions, zoning, standards, and mapping conventions, as reasonably practicable.

Option for Council to decide on changes to what staff recommend

4.6 The Council could decide to make changes to what staff have recommended, where Council has discretion in the implementation of MDRS and NPS-UD. That discretion includes the:

- Extent and nature of qualifying matters where the level of intensification may be reduced
- Extent of walkable catchments defined from the City Centre and suburban centres
- Height limits (except as prescribed under Policy 3 of the NPS-UD).

4.7 While there is discretion, the plan change recommended for approval to notify is supported by an evaluation that demonstrates the plan change is the most appropriate, drawing on a significant amount of expert assessment. This includes consideration of reasonably practicable alternatives to the proposed provisions, to determine their appropriateness having regard to their efficiency and effectiveness. The costs and benefits (environmental, economic, social, cultural) and the risks of acting or not acting are also assessed.

4.8 In evaluating whether a qualifying matter is appropriate, the evaluation report must also include an assessment of the need for qualifying matters as limitations on intensification and their impact on MDRS and Policy 3 of the NPS-UD. There must be an assessment of the impact on development capacity including the costs of imposing limits.

4.9 Staff recommend against the Council notifying changes to the District Plan that are unsupported by the evaluation that is required by the RMA. The Council might not have evidence in support of the Council's change.

Plan Change 13 – Alternative options

4.10 As Plan Change 13 on Heritage is going through the standard RMA process for plan changes it is not subject to the same timeframe as Plan Change 14; and while the protection of historic heritage is a matter of national importance under section 6(f) of the RMA, the Council has discretion over the content of the plan change. The options available to Council are therefore as follows:

To seek changes to the plan change for notification

- 4.11 Council staff recommend against changes to the plan change that are unsupported by the evaluation that is required by the RMA. Given the overlap, it would also necessitate changes to plan change 14.

To not approve/ defer the plan change for notification

- 4.12 Under s86B of the RMA, when the Council notifies proposed rules to protect heritage, those rules take immediate legal effect, which means that resource consent is required for any activity in breach of the proposed new rules. If the Council does not approve notifying the plan change, or defers the plan change, then development in accordance with the current permitted activity standards in the District Plan could be undertaken. This would not give immediate protection to Residential Heritage Areas and heritage items as prescribed under section 86B of the RMA and could result in the loss of or effects on the heritage values of these areas and sites.

5. Background to the Plan Changes

Context – Plan Change 14

- 5.1 The Council is required to make changes to the Christchurch District Plan, to give effect to Government direction in the NPS-UD and 2021 amendment to the RMA, including the MDRS.
- 5.2 Although the Council's submission on the RM Amendment Act raised concerns about the process, and the limitations of a broad-brush, one-size-fits-all approach, it agreed that we need to concentrate growth within our city's current footprint, rather than continuing to grow outward over highly productive land on our suburban fringe. In addition, the closer people live to work and school, the less travelling people need to do, which can reduce transport-related greenhouse gas emissions.
- 5.3 The MDRS enables an increase in minimum residential densities by permitting up to three storeys across most of the city, and up to three houses per section, without requiring a resource consent – effectively re-zoning the city's urban residential areas to medium density and higher. The RMA requires that the MDRS apply to all relevant residential zones within the 'urban environment'.
- 5.4 Policy 3 of the NPS-UD directs that District Plans “enable more people to live in, and more businesses and community services to be located in, areas of an urban environment” in or near a centre or other area with employment, that is well-served by existing or planned public transport or where there is a high demand for housing or business land.
- 5.5 Under policy 3 of the NPS-UD, the Council is to:
- 5.5.1 In the City Centre, enable building heights and densities to realise as much development capacity as possible to maximise the benefits of intensification (Policy 3(a)).
 - 5.5.2 In Metropolitan centre zones, enable building heights and density of urban form to reflect demand for housing and business use in those locations, and in all cases building heights of at least 6 storeys (Policy 3(b)).
 - 5.5.3 Enable building heights of at least 6 storeys within at least a walkable catchment of existing and planned rapid transit stops, the edge of City Centre zones and Metropolitan centre zones (Policy 3(c)), and

- 5.5.4 Within and adjacent to neighbourhood centre zones, local centre zones, and town centre zones (or equivalent), enable heights and densities that are commensurate with the level of commercial activity and community services (Policy 3(d)).
- 5.6 The content of PC14 proposed to implement this direction is explained further in section 6 below.

Context – Plan Change 13

- 5.7 Under section 6 of the RMA, the Council must “recognise and provide for...the protection of historic heritage from inappropriate subdivision, use, and development” (section 6(f)). The definition of “historic heritage” under the RMA includes “historic sites, structures, places, and areas”, and “surroundings associated with the natural and physical resources” which are dealt with in Chapter 9.3 of the District Plan.
- 5.8 PC13 is intended to better reflect aspects of the City’s history and communities through adding places including buildings and items to the heritage schedule, adding further building interiors for protection and adding areas as Residential Heritage Areas with regulatory protection for collective values in accordance with section 6.

Feedback – Plan Change 14 and 13

- 5.9 In April and May 2022 Council invited community feedback on draft plan changes 13 and 14. This was intended to enable early input to the draft proposals ahead of the formal process that begins with notification of the plan change.
- 5.10 In the preparation of Plan Changes 14 and 13, there has been consultation with Mahaanui Kurataiao Limited. Discussions began in late 2021 to help frame overall thinking for the development of Plan Change 14. Following the release of the full draft proposal in April 2022, Council staff met with representatives from Mahaanui to further discuss the plan changes. Discussions with Mahaanui included the extent of qualifying matters. Mahaanui expressed support for the approach undertaken thus far, and reiterated the importance of adequate qualifying matters to be captured in the proposal.

6. Detail Te Whakamahuki

PC14 ‘Housing and Business Choice’ Intensification Plan Change

- 6.1 The Council has a legal obligation to implement the RM Amendment Act and NPS-UD. In doing so, there are matters the Council has no discretion on, including MDRS i.e. prescribed standards e.g. height, recession plane, setbacks, and giving effect to policy 3 of the NPS-UD.
- 6.2 The Council proposes to apply MDRS, and in some situations more lenient provisions than the MDRS, across all urban residential areas, including (but not limited to) Lyttelton and residential Port Hill areas. Two new residential zones are proposed, which apply MDRS, to replace a number of existing residential zones in the District Plan. These are the Medium Density Residential Zone (MRZ) and the High Density Residential Zone (HRZ). Within the MRZ, buildings would be permitted up to 12m with resource consent required above this.
- 6.3 Lyttelton is included as we have assessed it to be part of the same labour and housing market as Ōtautahi Christchurch. Akaroa and Diamond Harbour do not meet the same definition, and are therefore not included in the urban environment.

6.4 In giving effect to policy 3 of the NPS-UD (refer to para. 5.5) PC14 enables the following:

City Centre

6.4.1 Policy 3(a) requires buildings heights and density of urban form to realise as much development capacity as possible in the City Centre zone, to maximise benefits of intensification.

6.4.2 In response, PC14 enables buildings of up to 90 metres in the core of the central city, zoned City Centre zone. Buildings of 45 metres would be enabled in the Victoria St commercial area and for sites around Cathedral Square to manage shading effects. However, in all these cases, a resource consent would be required where the maximum road wall height is over 21 metres and/or the building base is over 28 metres.

Walkable distance of City Centre (Residential, Mixed use zones)

6.4.3 Policy 3(c) requires the District Plan to enable building heights of at least 6 storeys within at least a walkable catchment of the edge of the City Centre zone.

6.4.4 In response, PC14 enables, for the High Density Residential zone (HRZ) around the City Centre zone, buildings of 10 storeys /32 metres in height. Beyond and within walking distance of the City Centre zone, also zoned HRZ, buildings up to 20 metres high/ six storeys would be enabled. However, in all of these cases, resource consent would be required for any building 14m or greater in height, with a broader range of matters assessed for buildings exceeding 32m in height.

6.4.5 Building heights in the Central City Mixed Use Zone would be enabled to 32 metres but a resource consent would be required where the building base is over 17 metres.

6.4.6 The plan change also proposes rezoning of industrial zoned land south of the Central City to Mixed Use, with changes to associated policies and rules to provide for comprehensive residential development.

Within and adjacent to suburban centres

6.4.7 Policy 3(d) requires that within and adjacent to neighbourhood centre zones, local centre zones, and town centre zones (or equivalent), building heights and density of urban form are commensurate with the level of commercial activities and community services.

6.4.8 In response, PC14 rezones District Centres, for example Riccarton, Shirley/ The Palms, to Town Centre Zone. A height limit of 22 metres is proposed for Riccarton, Hornby, and Papanui while a height limit of 20 metres is proposed for Belfast, Shirley, Linwood, and North Halswell.

6.4.9 Neighbourhood Centres, for example, Merivale, Barrington, and New Brighton would be rezoned to Local Centre Zone. The heights enabled within these centres would be differentiated based on the range and scale of commercial activity and community services anticipated with graduating height limits as follows:

- Small (12 metres) e.g. Addington, Avonhead
- Medium (14 metres) e.g. Barrington, New Brighton
- Large (20m) e.g. Church Corner/ Bush Inn, Merivale

6.4.10 Local Centres, for example a parade of shops would be rezoned to Neighbourhood Centre zone and have a height limit of 12 metres consistent with the height limit in surrounding residential zones.

- 6.4.11 Areas around these centres will also enable increased building heights for housing (14-20 metres). However, in all cases, resource consent will be required for any building over 14m with a broader range of matters assessed for buildings over 20m.
- 6.4.12 PC14 also proposes that a brownfield overlay be introduced for some industrial areas within walking distance of large commercial centres. This is to enable redevelopment for housing and mixed-use activities if certain criteria are met.

Other changes

- 6.5 Other changes proposed through PC14 are described below (Refer to Plan Change for a full description):
- 6.5.1 Changes and additions are proposed to rules within commercial zones to ensure that they achieve high quality urban environments and to permit small buildings that meet certain criteria to be established without the need for resource consent in some zones;
- 6.5.2 A financial contribution is proposed to address adverse effects of development (intensification) on the tree canopy cover in the urban environment. Christchurch's tree canopy survey shows that the cover is falling with the most significant drop on private land; and
- 6.5.3 Changed objectives, policies and other provisions throughout the District Plan that support or are consequential to the above changes.

Qualifying Matters

- 6.6 The plan change also sets out Qualifying Matters. The RMA allows for these to be proposed as a limit on intensification, if they pass a tight statutory test and appraisal through this process. Staff set out a proposed approach and a draft list of proposed Qualifying Matters in the report to the 2 December 2021 UD&T meeting, which was endorsed by the Committee (Refer: UDATC/2021/00030).
- 6.7 There is a strong evidence base required and additional evaluation requirements to address for qualifying matters, including an assessment of the impact of a qualifying matter on development capacity and a site specific analysis that demonstrates the levels of intensification otherwise enabled are inappropriate. As part of carrying existing District Plan development constraints through as Qualifying Matters, staff have reviewed them and revisited the evidence relied on for the District Plan Review. As a result, there have been changes made through this process.
- 6.8 Development in accordance with the MDRS is not barred in areas where Qualifying Matters apply. Applicants might still be granted resource consent. Also, there are some features in the District Plan, which could be considered Qualifying Matters but which will not limit height/density (e.g. some specific hazard constraints like low-risk flooding, liquefaction management).
- 6.9 PC14 proposes that Qualifying Matters are applied, including matters of national importance (RMA s6), as follows:
- 6.9.1 Natural and cultural features, and hazards:
- Outstanding and Significant Natural Features and Landscapes;
 - Areas of Significant Ecological Value;
 - Sites of Wāhi Tapu; Wāhi Taonga, Silent Files, Ngā Tūrangā Tūpuna; Ngā Wai;
 - Areas at risk of rockfall, cliff collapse and mass movement (Slope Hazard Areas);

- High Flood Hazard Management Areas;
 - Flood Ponding Management Areas;
 - Heritage items and settings;
 - Heritage, Significant and Other Trees;
 - Heritage Areas and areas that interface with heritage areas and significant public open space including surrounding Cathedral Square, New Regent Street, Arts Centre;
 - Riccarton Bush interface; and
 - Waterbody Setbacks and limits on building height near the Styx River
- 6.10 The qualifying matter proposed in the surrounds of Cathedral Square, New Regent Street and the Arts Centre has the effect of reducing the height limit to manage shading effects and to minimise building dominance on the heritage values of these buildings and spaces.
- 6.11 The other qualifying matters proposed are:
- Residential Character Areas;
 - Electricity Transmission corridors and structures;
 - Airport Noise Influence Area;
 - Lyttelton Port Influences Overlay;
 - Sites adjoining the railway network;
 - Designations
 - Coastal Hazard Management Areas;
 - Radio Communication Pathways;
 - Vacuum Sewer Wastewater Constraint Areas; and
 - Reduced height limits along Victoria Street.
- 6.12 The Airport Noise Influence area is proposed over areas affected by the 50dBA Ldn noise contour, based on the outer-most of two possible contour lines in the most up to date modelling by Christchurch International Airport Limited. This is currently subject to Independent Peer Review with the possibility of changes following this review. Evidence of that peer review and the Airport's response to it will be available before the IHP hearing of PC14. By including the larger extent of the revised contour at this time, the risk of medium or high density housing being established in areas affected by greater levels of noise can be reduced until such time that the revised contour is confirmed.
- 6.13 The Coastal Hazard Management Areas represent where there is a High or Medium risk of inundation and/or erosion. To give effect to the New Zealand Coastal Policy Statement, strong policy direction is introduced that seeks to avoid increased risk of harm associated with intensification. Council staff and consultants will be advising on the merits of that in a plan change to be notified in 2023 on coastal hazards.
- 6.14 The Radio Communication pathways from the Justice Precinct to maintain communication for emergency services was initially propose to be introduced by way of a separate plan change. However, it is now proposed as part of Plan Change 14.

Feedback from consultation on draft plan changes

- 6.15 Engagement on the Housing and Business Choice and Heritage plan changes ran for four weeks. Online forums to discuss the planned changes were well-subscribed. Although the Council communications were clear about which proposals were already a 'given' under the Government's MDRS, there were still many comments on these elements.
- 6.16 Themes within the comments included meeting the needs of a growing population while protecting privacy, sunlight, trees, heritage buildings and character areas. Those who provided feedback considered retaining the 'feel' of local neighbourhoods to be important.
- 6.17 Topics attracting most comments were: building heights above 12 metres; qualifying matters to restrict intensified development; the Medium Density Residential zone - the majority of comments opposed this zoning; business intensification; and financial contributions for tree canopy cover- 70 percent of commenters on this supported the approach or wanted it increased as people value the tree canopy.
- 6.18 Following the pre-notification feedback staff have made a number of changes to the initial proposals.
- *Central city:* Instead of being limitless, central city building heights are now proposed to be limited to 90 metres in the core, which is the City Centre zone, with a transition to lower heights further out from the core. Changes have also been made to matters considered for an urban design assessment and the process for certification. Ten storey residential areas are to be concentrated in areas adjacent to the core.
 - *Character and heritage;* Three new character areas have been identified, being Roker/ Penrith; Ryan Street and Bewdley/ Evesham and changes have been made to increase the extent of the Lyttelton Character Area. Buffers have been introduced to protect the edges of heritage areas, and new heritage features have been added.
 - *Residential;* Urban design requirements have been simplified and streamlined across zones. Assessment matters, objectives and policies have all been refined and simplified. The High density area around Shirley has been adjusted to reflect the wastewater constraint associated with the vacuum sewer system. With respect to trees, the setback extent has been updated to provide better protection.
 - *Commercial;* A two metre increase in height has been allowed around the commercial centres of Riccarton, Papanui and Hornby

Heritage Plan Change (Plan Change 13)

- 6.19 The Heritage Plan Change is being progressed at the same time as the Housing and Business Choice Plan Change due to the potential impact of intensification – particularly for the as-yet unscheduled Residential Heritage Areas. Intensification could result in loss of heritage value e.g. where heritage value is associated with degree of openness or style of houses.
- 6.20 This Plan Change incorporates:
- An overall revision of the historic heritage rules.
 - Corrections to the Schedule of Significant Historic Heritage (Appendix 9.3.7.2).
 - The scheduling of around 44 additional buildings or items for protection.
 - The scheduling of around 29 additional heritage interiors for protection.
 - The introduction of 11 residential heritage areas.
- 6.21 The Heritage Plan Change will be processed under the standard Schedule 1 RMA process.

- 6.22 Some of the content of PC13 is outside the scope of PC14 – eg heritage protections in zones that are not subject to MDRS and policy 3, or (arguably) rules concerning the interiors of heritage features. However, many proposed changes are duplicated in PC13 and PC14. That is a precautionary approach in case there are issues with either of those processes. This could be of particular benefit in relation to the new heritage and character features identified in these plan changes as PC13 rules taking immediate legal effect means that development currently permitted in the District Plan will require resource consent.

Residential Heritage Areas

- 6.23 Residential Heritage Areas are proposed to be included in the District Plan. There is some overlap between Residential Heritage Areas and Character Areas – for example emphasis on streetscape. However, Residential Heritage Areas have additional heritage values, and may be more diverse in character. Heritage is a matter of national importance under section 6 of the RMA.
- 6.24 At a high level, they include buildings and features which collectively, rather than individually, are of significance to the city’s heritage and identity, and are required to be sufficiently intact. The number of areas assessed and subsequently discounted illustrate the high threshold: of the original 2010 longlist of 89 areas, 7 have been taken forward. A further 4 additional areas have been included – making 11 in total for this proposed Plan Change.

Process

- 6.25 The Council is required to use an Intensification Streamlined Planning Process (ISPP) for PC14 to introduce the MDRS and amend the objectives, policies and rules within the District Plan. The process for PC14 is described in the table below:

Public Notification of Plan Change 14	23 rd September 2022
Submissions can be made by anyone	31 st October 2022
Summary of submissions and submissions published Further submissions invited from certain persons*	November/ December 2022
Preparation of evidence/ reports with recommendations on submissions	January/ February 2023
Hearings before Independent Hearings Panel (IHP)	March/ April 2023
Recommendations of IHP prepared	May/ June 2023
Report to Council for a decision on the IHP’s recommendations (Refer to para. 6.26 below)	August 2023
Minister decision on IHP recommendations rejected by Council	
Appeals to the High Court on points of law	

* any person representing a relevant aspect of the public interest; any person who has an interest in the proposal greater than the general public has; and the local authority itself.

- 6.26 If the Council accepts all of the IHP recommendation, then that is the end unless there are point of law appeals to the High Court. If the Council rejects any part the IHP recommendation, the Council must send rejected part to the Minister for the Minister to decide whether to accept it, reject it or replace it with the Council’s recommendation.

- 6.27 The Minister for the Environment has directed that Council's decisions on IHP recommendations are made on Plan Change 14 by the 20th August 2023.
- 6.28 The Heritage Plan Change (PC13) will follow a 'standard' Schedule 1 Process under the RMA. Unlike the streamlined process for PC14, Council's decision on the IHP's recommendations can be appealed to the Environment Court. The Minister has no role in deciding on IHP recommendations rejected by the Council.

7. Policy Framework Implications Ngā Hiraunga ā- Kaupapa here

Strategic Alignment Te Rautaki Tīaroaro

- 7.1 This report supports the [Council's Long Term Plan \(2021 - 2031\)](#):

7.1.1 Activity: Strategic Planning, Future Development and Regeneration

- Level of Service: 9.5.1.1 Guidance on where and how the city grows through the District Plan. - Maintain operative District Plan, including monitoring outcomes to inform changes, and giving effect to national and regional policy statements

Policy Consistency Te Whai Kaupapa here

- 7.2 The decision is consistent with Council's Plans and Policies.

Impact on Mana Whenua Ngā Whai Take Mana Whenua

- 7.3 In preparation of Plan Change 14, consultation has been undertaken with Mahaanui Kurataiao Limited (Mahaanui). Discussions began in late 2021 to help frame overall thinking for the development of Plan Change 14 and involved discussing:

- Strategic Directions development (Chapter 3);
- Scope of relevant residential zones;
- Scope of considerations for papakāinga / kāinga nohoanga development as part of MDRS;
- Types of cultural significance features that should be considered as qualifying matters; and
- Broader strategic outcomes of Plan Change 14.

- 7.4 Following the release of the full draft proposal in April 2022, Council staff met with representatives from Mahaanui to further discuss the above. Mahaanui expressed support for the approach undertaken, and reiterated the importance of adequate qualifying matters to be captured in the proposal.

- 7.5 Draft evaluation reports and draft changes were provided to Mahaanui on 22 July 2022.

- 7.6 The hearing of submissions will be before an independent panel that includes Karen Coutts, nominated by Te Rūnanga o Ngāi Tahu.

Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi

- 7.7 This report and the Plan Change is consistent with the Kia tūroa te Ao | Ōtautahi Christchurch Climate Resilience Strategy. It is also consistent with the Council's declaration of a Climate Emergency in 2019.

- 7.8 Objective 8 of the NPS-UD requires that New Zealand's urban environments support reductions in greenhouse gases; and are resilient to the current and future effects of climate change.

- 7.9 The proposed plan changes provides for increased density in the city and for growing within the city's existing footprint rather than spreading - 'growing up and in, rather than out'. This approach will have the longer term benefits of protecting soils in the city's hinterland and will help to limit the distances people have to travel between work, school, and home. This will in turn help to reduce emissions.

Accessibility Considerations Ngā Whai Whakaaro mā te Hunga Hauā

- 7.10 The NPS-UD requires the District Plan to enable more people to live in and more businesses and community services to be located in, areas of the urban environment that are in or near a centre or other area with employment and/or well serviced by existing and planned public transport (Objective 3). The plan change supports this by enabling greater densities of housing and business development in proximity to employment and services, which improves accessibility.

8. Resource Implications Ngā Hīraunga Rauemi

Capex/Opex Ngā Utu Whakahaere

- 8.1 The costs of preparation of the plan changes for notification have been budgeted for as part of the programme of work of the Planning and Strategic Transport Unit.
- 8.2 Plan Change 14 will be subject to a streamlined planning process prescribed in the RMA, which will result in additional costs including the Independent Hearings Panel who will hear submissions. An estimate of costs has previously been prepared, which estimated a cost of \$1.8 million, which has been budgeted for in the Annual Plan 2022-23. Costs may exceed this, depending on the number and extent of issues raised in submissions and any additional costs will be covered through other sources.

Other

- 8.3 The proposed provision for financial contributions for tree canopy cover will require administration of the plan, including the taking of monies. This will need to be budgeted for if the plan change is approved.
- 8.4 If the Council resolves to not notify PC14, with or without variation to it – that is, refuses to perform its statutory duty – then the Council will be liable for the costs of others if they seek orders from the High Court that the Council perform its duties, or costs to central government in appointing a commissioner or commissioners to perform the Council's role.

9. Legal Implications Ngā Hīraunga ā-Ture

Statutory power to undertake proposals in the report Te Manatū Whakahaere Kaupapa

- 9.1 With regard to PC14, the changes that the RM Amendment Act made to the RMA, and the NPS-UD, require the Council to make changes to the District Plan as described in this report and dictate the required content of evaluation reports to support any proposed plan change.
- 9.2 With regard to PC13, the RMA enables the Council to prepare a change to its District Plan at any time, subject to a consultation process set out in Schedule 1 of the Act.
- 9.3 The RMA requirements and assessment matters relevant to deciding whether to propose a plan change are described in the evaluation reports that are attached to this report.

Other Legal Implications Ētahi atu Hīraunga-ā-Ture

- 9.4 As set out in detail above, the RMA and the NPS-UD provide directions from central government to local government. They direct the Council to include the MDRS and the implementation of the NPS-UD in the District Plan. The Minister has by Notice in the Gazette

set the date of 20 August 2023 by which the Council must issue a decision following an IHP recommendation.

- 9.5 The Council must act in accordance with the directions to it from central government. That is its statutory duty.
- 9.6 If the Council fails to perform its statutory duties under the RMA, then the Ministers can appoint people to take over the Council's functions. That includes the ability to notify a plan change that does not include some of the qualifying matters being recommended by staff in this report, or that provides for more enabled development, in more places, than is recommended by staff in this report.
- 9.7 That central government intervention arising from a Council failure to perform its duties could be either:
 - 9.7.1 Under section 25 of the RMA the Minister for the Environment can appoint someone else to make a decision on the content and notification of PC14, and the Council must pay the costs of that; and
 - 9.7.2 Under sections 258D-258L of the Local Government Act 2002, the Minister for Local Government can appoint a Crown Manager or Commission to perform this function, or to perform all of the Council's functions, and the Council must pay the costs of that.

10. Risk Management Implications Ngā Hiraunga Turaru

- 10.1 There are evidential risks and possible cost implications for the Council if it was to notify proposed District Plan provisions that are not supported in the evaluation reports. There may not be evidence available to support such changes. There is therefore a much greater risk that the changes sought by Council are not accepted by the IHP. The alternative to making changes unsupported by evaluation reports is for Council to resolve to request staff to investigate making a submission to change the notified proposal, enabling additional time for staff to consider the merits of what is sought.
- 10.2 Even if Council were to not seek changes to what is recommended by staff, it is always possible in these plan change processes that the provisions do not stand up to scrutiny and evidence is presented by other parties that the IHP favours. This has been mitigated by the extensive evidence and reporting on alternatives to the plan change as proposed, which has been prepared in accordance with sections 32 and 77J – R of the RMA.
- 10.3 Given the impacts of illness and tight timeframes to prepare the plan change, there is also the risk of errors, which can be mitigated by the ability to make minor corrections following Council's decision on the plan change.
- 10.4 The Independent Hearings Panel are not bound by the Council's notified plan change, nor what is sought by submissions and could reach a position that recommends significant changes. In this regard, the process quite correctly has the inherent "risk" that the plan change that the IHP recommends to Council differs from what Council has notified. Council staff and consultants presenting evidence to the IHP are also not bound by the Council's decision at notification, noting that those giving evidence must be objective and give their professional opinion to assist the Panel.

Attachments Ngā Tāpirihanga

There are no attachments to this report.

Additional background information may be noted in the below table:

Document Name	Location / File Link

Confirmation of Statutory Compliance Te Whakatūrutanga ā-Ture

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

(a) This report contains:

- (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
- (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

Signatories Ngā Kaiwaitohu

Authors	Brent Pizzey - Senior Legal Counsel Sian Daly - Programme Manager Land Use & Growth Mark Stevenson - Manager Planning
Approved By	John Higgins - Head of Planning & Consents Jane Davis - General Manager Infrastructure, Planning & Regulatory Services

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From: Sarah McCarthy <Sarah.McCarthy@mfe.govt.nz>
Sent: Friday, 23 September 2022 4:40 pm
To: Higgins, John
Subject: Re: MFE/HUD/CCC meeting

Hi John
Thanks for your email. Yes we have received the letter. I'll be in touch with you next week.
Have a great long weekend
Sarah

From: Higgins, John <John.Higgins@ccc.govt.nz>
Sent: Friday, 23 September 2022 4:26 pm
To: Sarah McCarthy <Sarah.McCarthy@mfe.govt.nz>
Subject: RE: MFE/HUD/CCC meeting

Hi Sarah

You will probably already know, but the Mayor sent the letter earlier in the week. It doesn't provide a lot of detail, just that there's a strong desire to collaborate on a way forward. The Mayor's asked for a response by the 29th Sept. being the last Council meeting prior to local body elections.

If there are any questions arising in discussions, I'd be happy to discuss.

Regards

John Higgins

Head of Planning & Consents
Planning & Consents Unit

03 941 8224 027 209 4326

John.Higgins@ccc.govt.nz

Te Hononga Civic Offices, 53 Hereford Street, Christchurch

PO Box 73013, Christchurch 8154

ccc.govt.nz

Christchurch
City Council 

From: Sarah McCarthy <Sarah.McCarthy@mfe.govt.nz>
Sent: Friday, 16 September 2022 7:31 am
To: Higgins, John <John.Higgins@ccc.govt.nz>; Jodie Cayford <Jodie.Cayford@dia.govt.nz>; Fergus Campbell <Fergus.Campbell@dia.govt.nz>; Fleur Rodway <Fleur.Rodway@mfe.govt.nz>; Fiona McCarthy [EXTERNAL] (HUD) <Fiona.McCarthy@hud.govt.nz>

Cc: Stevenson, Mark <Mark.Stevenson@ccc.govt.nz>; Pizzey, Brent <Brent.Pizzey@ccc.govt.nz>
Subject: Re: MFE/HUD/CCC meeting

Thanks John. Appreciate your and colleagues time yesterday.
We will be in touch.
Sarah

From: Higgins, John <John.Higgins@ccc.govt.nz>
Sent: Thursday, 15 September 2022 6:41 pm
To: Sarah McCarthy <Sarah.McCarthy@mfe.govt.nz>; Jodie Cayford <Jodie.Cayford@dia.govt.nz>; Fergus Campbell <Fergus.Campbell@dia.govt.nz>; Fleur Rodway <Fleur.Rodway@mfe.govt.nz>
Cc: Stevenson, Mark <Mark.Stevenson@ccc.govt.nz>; Pizzey, Brent <Brent.Pizzey@ccc.govt.nz>
Subject: RE: MFE/HUD/CCC meeting

MFE CYBER SECURITY WARNING

This email originated from outside our organisation. Please take extra care when clicking on any links or opening any attachments.

Thank you all for meeting with us today regarding Plan Change 14 following the Council decision on Tuesday not to notify the plan change.

As mentioned in the meeting this morning, our Mayor is in the process of writing to the relevant Minister or Ministers. This follows a resolution as the same Council meeting above. We expect the letter to be sent early next week.

We appreciate we can expect more direction following consideration of the letter. However if you consider there would be benefit in some further engagement at official level, we would welcome that. There could be value in some early discussions.

Please feel free to keep in touch and if you have any questions please let us know.

Ngā mihi

John Higgins

Head of Planning & Consents
Planning & Consents Unit

03 941 8224 027 209 4326

John.Higgins@ccc.govt.nz

Te Hononga Civic Offices, 53 Hereford Street, Christchurch

PO Box 73013, Christchurch 8154

ccc.govt.nz



-----Original Appointment-----

From: Higgins, John
Sent: Wednesday, 14 September 2022 1:45 pm
To: Higgins, John; Stevenson, Mark; Pizzey, Brent; Sarah McCarthy
Cc: Fleur Rodway; Fergus Campbell; Jodie Cayford
Subject: MFE/HUD/CCC meeting
When: Thursday, 15 September 2022 10:00 am-11:00 am (UTC+12:00) Auckland, Wellington.
Where: M6.04.8 6th Floor (8 Seats)

Attendees:
Sarah McCarthy – MFE
Fiona McCarthy – MHUD
Mark Stevenson – CCC
Brent Pizzey – CCC
John Higgins – CCC

Microsoft Teams meeting

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[Click here to join the meeting](#)

Meeting ID: Section 9(2)(a)

Passcode: S9(2)(a)

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Document 11

From: [Rainey, Sean](#)
To: [Fleur Rodway](#)
Cc: [Sarah McCarthy](#)
Subject: RE: Tina Law LGOIMA - Resource Management (Enabling Housing Supply and Other Matters) Act
Date: Monday, 19 December 2022 11:51:18 am
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

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Hi Both,

Here is the info from the meeting on 2 October:

Here are the notes from 25 Oct meeting with MfE – 8.00 – 8.30am

Attendees: Janine Smith, Lesley Baddon and Nadeine Dommissse from MfE
Dawn and Phil Mauger from Council

Plan change 15

[how to get notification]

- T of R – approach
- 2 height in suburbs
- Trees & heritage
- Working with Minister – info to the Minister today
- First hand discussion with member & staff
- New systems – Pg 1 HP – keep staff engaged
- Sub committees opportunity – potential working with Min Parker
- Before Xmas

No. 13 within 5 working days max

I will add to the meeting notes.

Kind regards,

Sean

From: Fleur Rodway <Fleur.Rodway@mfe.govt.nz>
Sent: Friday, 16 December 2022 4:29 PM
To: Rainey, Sean <Sean.Rainey@ccc.govt.nz>
Cc: Sarah McCarthy <Sarah.McCarthy@mfe.govt.nz>
Subject: RE: Tina Law LGOIMA - Resource Management (Enabling Housing Supply and Other Matters) Act

Document 12

From: [Fleur Rodway](#)
To: [Fiona McCarthy \[EXTERNAL\] \(HUD\)](#)
Cc: [Olivia Burnett](#)
Subject: Initial meeting with CCC on non-notification of intensification plan change Thursday, 20
Date: October 2022 4:12:54 pm
Attachments: [Initial meeting with CCC on non-notification of intensification plan change.docx](#)

Kia ora Olivia and Fiona,

Please find attached the notes for the meeting on Tuesday with CCC and Janine and Lesley. I am trying to Lesley to sign this out. But let me know if you have any suggestions.

Thanks

F

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Meeting note: Christchurch City Council non-notification of intensification plan change

Attendees:	Janine Smith, Lesley Baddon, Dawn Baxendale, Mayor Phil Mauger
Time:	Tuesday
Location:	Christchurch

Recommended approach to the meeting:

- (a) Introductions
- (b) Context – working together, conciliatory approach
- (c) Investigation – what it will involve
- (d) Nominees to carry out the investigation for input, preferences, additions
- (e) Draft terms of reference – scope, objectives and request for input
- (f) Next steps

Supporting information:

Introductions

1. Phil Mauger is the newly elected Mayor of Christchurch. He sat on the Christchurch City Council (the Council) last term and voted not to notify an intensification plan change.
2. His campaign material included being a strong voice that is focused on Christchurch's best interests, particularly by building a good relationship with government. He also campaigned on:
 - reducing Council's carbon footprint and developing pragmatic solutions to identify and respond to climate change issues
 - supporting and engaging with affected communities to look at measures to mitigate and adapt to the impact of climate change especially for our coastal and riverside neighbourhoods
 - greening our neighbourhoods and increasing our tree cover canopy.

Context

3. Fifteen councils¹ were required by the Resource Management Act 1991 (RMA) to notify changes to their district plans by 20 August 2022 to enable intensification by giving effect to the National Policy Statement on Urban Development 2020 (NPS-UD) and implementing the medium density residential standards (MDRS).
4. Christchurch City Council was the only council that voted not to notify an intensification plan change. The Council, via the former Mayor, has written to the Minister for the Environment to say

¹ Auckland Council, Christchurch City Council, Hamilton City Council, Hutt City Council, Kāpiti Coast District Council, Porirua City Council, Rotorua District Council, Selwyn District Council, Tauranga City Council, Upper Hutt City Council, Waikato District Council, Waimakariri District Council, Waipā District Council, Wellington City Council, Western Bay of Plenty District Council.

the Council is aware that it is in breach of its statutory obligations and to request a bespoke solution for intensification in Christchurch.

5. Council staff worked hard to prepare an intensification plan change (Proposed Plan Change 14), which integrates the NPS-UD and MDRS into the planning framework for Christchurch City.
6. The MDRS and the NPS-UD intensification requirements can be made more enabling of development. The MDRS and NPS-UD intensification can also be made less enabling of development provided sufficient evidence is provided to justify this modification.
7. The Council is part of the Urban Growth Partnership with the Government, the Whakawhanake Kāinga Committee, which aims to address housing affordability and availability by focusing intensification on centres and around key public transport routes.

Investigation

8. The Minister for the Environment will be conducting an investigation under section 24A of RMA in relation to the Council's decision not to notify an intensification plan change.
9. The investigation will involve:
 - a. having conversations and working with the Council politicians and staff to understand the issues, including the councillors' concerns
 - b. understanding what is non-negotiable in terms of the intensification plan change and where there could be a pathway forward.
10. The investigation will be focused on developing a common understanding between the Minister of the Environment and the new Council of its issues and concerns, as it develops its position on the notification of an intensification planning instrument, noting the previous Council's decision not to notify the plan changes needed for the intensification planning instrument under the RMA.
11. We don't intend the investigation to focus on finding particular solutions at this point; the focus is on understanding the Councils' position.

Nominees to carry out the investigation

12. The Minister is looking to appoint an independent person to conduct the investigation with skills and the experience to work constructively with the Council.
13. We have identified the following people as appropriate for this role: Rachel Reese, Bill Cashmore, Greg Pollock and John Hardie. Further details on these people are included in Appendix 1.

Draft terms of reference

14. MfE officials are preparing a terms of reference for the investigation. This will include the scope and objectives of the investigation.
15. The scope of the investigation must fit within that provided for by section 24A of the RMA, which focuses on a council's exercise or failure to exercise its functions powers or duties under the RMA. Section 24A is copied out in full in Appendix 2.

Next steps

16. The next steps are for the Council to provide the Minister any comments or preferences on the people identified as possible appointees for the position of investigator and on the scope and objectives of the investigation.

Talking points:

- The Minister for the Environment will undertake an investigation into the Council's decision not to notify an intensification plan change.
- We are keen to ensure the investigation is a process with the Council, politicians and staff, to understand the issues, including the councillors' concerns about the intensification plan change, and to understand where there could be a pathway forward.
- We are keen that the investigation really focuses on understanding the new Council's perspectives, that is the priority.
- The Minister is looking to appoint an independent person to conduct the investigation. We have identified the following people as appropriate for this role: Rachel Reese, Bill Cashmore, Greg Pollock and John Hardie. The Minister is interested to know if you have a preference of any of these people to engage with the Council.
- Officials are preparing a terms of reference for the investigation. This will include the scope and objectives of the investigation. Noting the scope of the investigation is limited by section 24A of the RMA, are there any matters you recommend we consider including in the investigation.

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Appendix 1: Possible candidates to lead an investigation

Candidates	Summary of relevant skills and experience (information from publicly available sources)
Rachel Reese	<p>Mayor of Nelson City from 2013 to 2022 and served on the Nelson City Council for five terms. She is an accredited Resource Management Commissioner and has been LGNZ's representative on the Making Good Decisions Advisory Panel and the Environment Legal Assistance Panel.</p> <p>She is a member of Resource Management Law Association and is a qualified mediator and arbitrator.</p> <p>She was on the Three Waters Steering Group and the resource management reform Local Government Steering Group.</p> <p>She holds a Bachelor of Commerce and Administration and Graduate Diploma in Business Studies.</p>
Bill Cashmore	<p>Is a Farmer. Former Deputy Mayor of Auckland. Represented the southern rural Franklin ward on Auckland Council from 2013 to 2022.</p> <p>In his capacity as Deputy Mayor, has worked with Central Government to deliver better housing and urban development outcomes for Auckland through the Auckland Housing and Urban Growth programme.</p> <p>He was on the resource management reform Local Government Steering Group.</p> <p>He has a reputation for being positive and constructive, gained from his leadership of Auckland Council's response to the NPS-UD and MDRS in particular in South Auckland.</p>
Greg Pollock	<p>Greg Pollock has been the Managing Director of Transdev New Zealand, which operates train and bus services for Auckland Transport and the General Manager of Metlink which operates public transport services for Greater Wellington Regional Council.</p> <p>Previously Chief Executive of Fairway Resolution Ltd – a Crown owned conflict management company that offers mediation, arbitration and conflict coaching services.</p> <p>He has resource management experience as a previously practicing planner and a professional mediator. He runs his own business Pollock Consulting Limited and is based in Wellington.</p> <p>Greg Pollock has previously advised Environment Canterbury on public transport matters.</p>
John Hardie	<p>John Hardie has been a practising barrister and mediator for over 20 years.</p> <p>He was appointed as a member of the Canterbury Earthquake Recovery Authority Compensation Panel.</p> <p>He is also Legal Adviser to the Greater Christchurch Claims Resolution Service, set up by the Government to deal with outstanding earthquake related claims.</p>

Appendix 2: Section 24A of the Resource Management Act 1991

24A Power of Minister for the Environment to investigate and make recommendations

The Minister for the Environment may—

- (a) investigate the exercise or performance by a local authority of any of its functions, powers, or duties under this Act or regulations under this Act; and
- (b) make recommendations to the local authority on its exercise or performance of those functions, powers, or duties; and
- (c) investigate the failure or omission by a local authority to exercise or perform any of its functions, powers, or duties under this Act or regulations under this Act; and
- (d) make recommendations to the local authority on its failure or omission to exercise or perform those functions, powers, or duties; and
- (e) take action under section 25 or section 25A if the local authority's failure or omission to act on a recommendation gives the Minister grounds to take action under one or both of those sections.

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Document 13

From: [Fleur Rodway](#)
To: [Janine Smith](#); [Ella Bambrough-Copeland](#)
Cc: [Sarah McCarthy](#); [Lesley Baddon](#)
Subject: Updated talking points for conversation with Ngai Tahu re Chch non-notification Thursday, 17
Date: November 2022 10:28:51 am
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Kia ora Janine and Ella,

These are the updated talking points for Janine's call to Ngai Tahu at 11:30am on Thursday about Christchurch City Council voting not to notify an intensification plan change.

Please let me know if there is anything else you need.

- On 13 September 2022, Christchurch City Council (the Council) voted not to notify a housing intensification plan change as required by the Resource Management Act 1991 (RMA).
- The former Mayor, Hon Lianne Dalziel wrote to the Minister Parker, to advise that the Council is aware it is breaching its statutory obligations and to request that the Minister work alongside the Council to find a bespoke solution for housing intensification in Christchurch.
- In response, the Minister for the Environment decided to initiate an investigation under section 24A of the RMA. The investigation will be a process with elected representatives and staff from the Council to understand the issues associated with intensification in Christchurch and to determine where there could be a pathway forward.
- Ministry for the Environment officials have had an initial meeting with the newly elected Mayor, Phil Mauer (pronounced Major) and the Council's Chief Executive, Dawn Baxendale about the possibility of an investigation and an appropriate person to lead the investigation. Officials have prepared a Terms of Reference for the investigation.
- John Hardie has been appointed to lead the investigation. He is a very experienced mediator and a resident of Christchurch City.
- There will be a media release from Minister Twyford's office at 12:00noon today.
- The investigation will be starting in the next couple of days.
- The Investigator will submit a final report to the Minister for the Environment. This will include recommendations for any further action required.

Question

- In the terms of reference, we are proposing to require the investigator to engage with Ngai Tahu. Should that be through you (Ngai Tahu head-office)? Or through Mahaanui Kurataiao?

Note: Mahaanui Kurataiao is the resource management company with the

mandate to represent the interests of the six Ngai Tahu Papatipu Runanga in area of Canterbury north of the Ashburton River. It provided feedback on the Christchurch City Council's draft intensification planning instrument when it was released for feedback in May 2022. It was generally supportive enabling housing for mana whenua, but wanted to ensure sites, places and matters of significance to Ngai Tahu were protected.

Nga mihi nui,

Fleur

Fleur Rodway (she/her)

Senior Policy Analyst | Kaitatari Kaupapa Here Matua
Urban and Infrastructure Policy

Ministry for the Environment | Manatu Mo Te Taiao
xxxxx.xxxxxx@xxx.xxx.xx | mfe.govt.nz

Ministry staff work flexibly by default. For me, this means I work full-time and am based in Wellington.



Ministry for the
Environment
Manatū Mō Te Taiao



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Document 14

From: [Fleur Rodway](#)
To: [Lesley Baddon](#)
Cc: [Jelena Ilic](#); [Sarah McCarthy](#)
Subject: [IN-CONFIDENCE]FW: Meeting notes for the meeting with Christchurch City Council CE and Mayor on Tuesday morning
Date: Friday, 21 October 2022 2:17:21 pm
Attachments: [image001.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Kia ora Lesley,

Here are some additional points on the work that the Council staff have done on their IPI.

- At the Council meeting on 13 September where the Council voted not to notify an intensification plan change, the Council also resolved to either make or investigate making changes to the intensification plan change staff had recommended for notification.
- These resolutions included relatively minor limitations on intensification for reasons including heritage, flood risk to property access, and effects from industrial zones on intensified residential areas.
- Council staff have been working to update their intensification plan change to respond to these Council resolutions. MfE and HUD officials think this version will generally be compliant with the RMA.
- A further resolution was to investigate identifying a qualifying matter for areas where there was less accessibility to centres and to public transport.
- Council staff have been working to prepare a different proposal that would reflect the low accessibility to public transport and centres qualifying matter.
- The intent of the qualifying matters in the RMA is not to exclude areas from development where there is less accessibility to centres and public transport.

Let me know if you have any questions.


Thank you,

Fleur

From: Fleur Rodway
Sent: Friday, 21 October 2022 10:52 am
To: Jelena Ilic <Jelena.Ilic@mfe.govt.nz>
Subject: FW: Meeting notes for the meeting with Christchurch City Council CE and Mayor on Tuesday morning

Kia ora Jelena,

Please find linked below the meeting notes for the meeting with Christchurch City Council CE and Mayor on Tuesday morning:

 [Initial meeting with CCC on non-notification of intensification plan change.docx](#) - see Email 12 attachment 1

A hard copy was given to Janine last night. And we printed a copy for Lesley as well and Janine should have that.

Thank you!

Fleur

Fleur Rodway (she/her)

Senior Policy Analyst | Kaitatari Kaupapa Here Matua
Urban and Infrastructure Policy

Ministry for the Environment | Manatu Mo Te Taiao
xxxxx.xxxxxx@xxx.xxxx.xx | mfe.govt.nz

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Ministry for the
Environment
Manatū Mo Te Taiao



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From: Fleur Rodway <xxxxx.xxxxxx@xxx.xxx.xx>
Sent: Thursday, 17 November 2022 8:58 am
To: Janine Smith <xxxxxx.xxxxx@xxx.xxx.xx>; Ella Bambrough-Copeland <Ella.Bambrough-xxxxxxx@xxx.xxx.xx>
Cc: Sarah McCarthy <xxxxx.xxxxxxxx@xxx.xxx.xx>; Lesley Baddon <xxxxxx.xxxxxx@xxx.xxx.xx>
Subject: FW: Points Janine's call with CCC on Thursday 17 November

Kia ora Janine,

Please find below points for your call to Christchurch City Council CE Dawn Baxendale at 11:00am on Thursday 17 November

- Minister Parker delegated the decision on who to lead the investigation to Minister Twyford.
- Minister Twyford has appointed John Hardie.
- Ministry Twyford will send the Mayor and Dawn a letter confirming the investigation, the appointment and providing the terms of reference at 11:00am on Thursday.
- Minister Twyford's office will issue a press release at either 11:30am or 1:00pm on Thursday. (Ministers office proposed 11:30 we are trying to get it moved to 1:00pm to give CCC time to prepare their comms response).
- Introductory meeting between Janine, Lesley, John Hardie, Dawn B and Mayor Mauer to be held on Friday or Monday depending on availability.
- Officials will then liaise with the investigator and the Council's staff and politicians to confirm the project plan, including organising dates for an initial meeting and interviews.

Thank you,

Fleur

Fleur Rodway (she/her)

Senior Policy Analyst | Kaitatari Kaupapa Here Matua
Urban and Infrastructure Policy

Ministry for the Environment | Manatu Mo Te Taiao
xxxxx.xxxxxx@xxx.xxx.xx | mfe.govt.nz

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**A flourishing environment
for every generation.
He taiao tōnui mō ngā
reanga katoa.**



From: Sarah McCarthy <Sarah.McCarthy@mfe.govt.nz>
Sent: Tuesday, 11 October 2022 9:12 AM
To: Higgins, John; de Leijer, Kim; Stevenson, Mark
Cc: Fleur Rodway
Subject: RE: Christchurch intensification Planning Instrument - Minister's response

Document 16

Sure no worries, shall we say Wednesday morning? Fleur and I can do 11.30am? We will let you know if we need to speak sooner or later though.

From: Higgins, John <John.Higgins@ccc.govt.nz>
Sent: Tuesday, 11 October 2022 9:09 am
To: Sarah McCarthy <Sarah.McCarthy@mfe.govt.nz>; de Leijer, Kim <Kim.deLeijer@ccc.govt.nz>; Stevenson, Mark <Mark.Stevenson@ccc.govt.nz>
Cc: Fleur Rodway <Fleur.Rodway@mfe.govt.nz>
Subject: Re: Christchurch intensification Planning Instrument - Minister's response

Hi Sarah
Understood with respect to timing. Let's keep in touch when there is more to work on.

Do we want to pencil something in for mid next week. We can always cancel if there's nothing to discuss?

Regards
John

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From: Sarah McCarthy <Sarah.McCarthy@mfe.govt.nz>
Sent: Tuesday, October 11, 2022 8:57:05 AM
To: de Leijer, Kim <Kim.deLeijer@ccc.govt.nz>; Stevenson, Mark <Mark.Stevenson@ccc.govt.nz>
Cc: Fleur Rodway <Fleur.Rodway@mfe.govt.nz>; Higgins, John <John.Higgins@ccc.govt.nz>
Subject: RE: Christchurch intensification Planning Instrument - Minister's response

Kia ora koutou
We aren't just yet in a position to confirm a number of the details that you would like to discuss, so I would suggest at this stage we meet when we are?
A number of the details (exact timing, the extent of the release of information etc) will need to be worked through with Ministers offices, so we need to await some instruction on that.
I would suggest that later next week we will be able to have a more informative discussion, so can we get in touch with you then to discuss?

Thanks
Sarah

From: de Leijer, Kim <Kim.deLeijer@ccc.govt.nz>
Sent: Tuesday, 11 October 2022 8:50 am
To: Stevenson, Mark <Mark.Stevenson@ccc.govt.nz>; Sarah McCarthy <Sarah.McCarthy@mfe.govt.nz>
Cc: Fleur Rodway <Fleur.Rodway@mfe.govt.nz>; Higgins, John <John.Higgins@ccc.govt.nz>
Subject: RE: Christchurch intensification Planning Instrument - Minister's response

Thanks Mark☺

Kia ora Sarah and Fleur
It would be great to have a bit of a chat from a comms perspective to get an idea around timing of release, format (e.g media release), amount of information shared and the reactive approach (how much information you plan to share reactively with media). It will just help us prepare from our end if we have this visibility.
Would you have any time today to have a quick Teams chat?
Kind regards,
Kim

Kim de Leijer
Principal Advisor - Strategic Communications
Public Information and Participation Unit

s9(2)(a)
s9(2)(a)
Kim.deLeijer@ccc.govt.nz
Civic Offices, 53 Hereford Street, Christchurch
PO box 73016, Christchurch, 8154
ccc.govt.nz

From: Stevenson, Mark <Mark.Stevenson@ccc.govt.nz>
Sent: Monday, 10 October 2022 4:22 pm
To: Sarah McCarthy <Sarah.McCarthy@mfe.govt.nz>
Cc: Fleur Rodway <Fleur.Rodway@mfe.govt.nz>; Higgins, John <John.Higgins@ccc.govt.nz>; de Leijer, Kim <Kim.deLeijer@ccc.govt.nz>
Subject: RE: Christchurch intensification Planning Instrument - Minister's response

Thanks Sarah. What is your availability over the balance of today, tomorrow and Wednesday?

I have copied John Higgins and Kim de Leijer in (from our Communications and Engagement team) as I am off tomorrow.
Kind Regards

Mark

Mark Stevenson
Manager Planning

s9(2)(a)
Mark.Stevenson@ccc.govt.nz
Te Hononga Civic Offices, 53 Hereford Street, Christchurch
PO Box 73012, Christchurch 8154
ccc.govt.nz

Christchurch
City Council

From: Sarah McCarthy <Sarah.McCarthy@mfe.govt.nz>

From: Monday, 10 October 2022 4:17 PM
To: Stevenson, Mark <Mark.Stevenson@ccc.govt.nz>
Cc: Fleur Rodway <Fleur.Rodway@mfe.govt.nz>
Subject: RE: Christchurch intensification Planning Instrument - Minister's response

Kia ora Mark
Fleur Rodway and I are the best contacts within MfE for the time being.
Let us know if you would like to have a discussion?
Thanks
Sarah

From: Stevenson, Mark <Mark.Stevenson@ccc.govt.nz>
Sent: Monday, 10 October 2022 3:18 pm
To: Sarah McCarthy <Sarah.McCarthy@mfe.govt.nz>
Subject: Christchurch intensification Planning Instrument - Minister's response

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Hi Sarah

I am hoping you can assist.

Following the phone conversation, Dawn Baxendale, Jane Davis and I had last week with Lesley Baddon last week, can you please advise who is best to talk to in your Communications and Engagement team re. the Minister's response to the Council ahead of it being sent.

Do not hesitate to call me on s9(2)(a)

Thanks
Mark

Mark Stevenson
Manager Planning

- s9(2)(a)
- Mark.Stevenson@ccc.govt.nz
- Te Hononga Civic Offices, 53 Hereford Street, Christchurch
- PO Box 73012, Christchurch 8154
- ccc.govt.nz



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From: Kleynbos, Ike
Sent: Tuesday, 27 September 2022 1:48 PM
To: Olivia Burnett; Fiona McCarthy; Fleur Rodway
Cc: Oliver, Sarah
Subject: RE: MDRS / NPS-UD Implementation Catch Up (CCC/MfE/HUD)

Hi all,

I'm conscious that things are in a state a flux at the moment, so wanted to check whether there is an interest to have our regular catch-up tomorrow morning?

If so, my suggested agenda is:

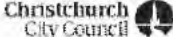
- Any central govt update
- Update on CCC alternative resolutions
- PC13 status
- Minor changes to draft notification package

Many thanks,

Ike Kleynbos

Principal Advisor – Planning
City Planning (E)

 s9(2)(a) —
 Ike.Kleynbos@ccc.govt.nz
 Te Hononga Civic Offices, 53 Hereford Street, Christchurch
 PO Box 73012, Christchurch 8154
 ccc.govt.nz

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-----Original Appointment-----

From: Olivia Burnett <Olivia.Burnett@hud.govt.nz>
Sent: Tuesday, 3 May 2022 11:33 am
To: Olivia Burnett; Kleynbos, Ike; Oliver, Sarah; Fiona McCarthy; Fleur Rodway; Allan, Emily
Subject: MDRS / NPS-UD Implementation Catch Up (CCC/MfE/HUD)
When: Wednesday, 28 September 2022 9:00 am-10:00 am (UTC+12:00) Auckland, Wellington.
Where: Microsoft Teams Meeting

FYI

-----Original Appointment-----

From: Olivia Burnett <Olivia.Burnett@hud.govt.nz>
Sent: Monday, 14 March 2022 9:22 AM
To: Olivia Burnett; Fiona McCarthy; Fleur Rodway; Allan, Emily
Subject: MDRS / NPS-UD Implementation Catch Up (CCC/MfE/HUD)
When: Occurs every 3 week(s) on Wednesday effective 13/04/2022 until 1/02/2023 from 9:00 AM to 10:00 AM (UTC+12 00) Auckland, Wellington.
Where: Microsoft Teams Meeting

Mōrena Emily,

I'm just pushing this out to next Wednesday as I now have a clash with another ongoing three weekly meeting – let me know if the adjusted day/time still suits

Ngā mihi,

Olivia

Setting for an hour but can reduce if we don't need all the time

Microsoft Teams meeting

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Section 9(2)(a) New Zealand, Wellington

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Disclaimer

From: Kleynbos, Ike
Sent: Tuesday, 15 November 2022 4:32 PM
To: Olivia Burnett; Fiona McCarthy; Fleur Rodway (Guest)
Cc: Oliver, Sarah
Subject: RE: MDRS / NPS-UD Implementation Catch Up (CCC/MfE/HUD)

Hi all,

In preparation for tomorrow's meeting, here is my proposed agenda:

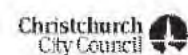
1. Update from Ministry on progress towards response
2. Submissions on other IPIs
3. CCC new council intended briefing timeframe
4. Update on progress towards updated proposal:
 - a. Outcome of further heritage and character area reporting
 - b. Riccarton Bush reporting
 - c. Open Space qualifying matter interim finding (incl. Red Zone)
 - d. Industrial interface QM
 - e. FUZ approach & Policy 3(d) issues + QMs
 - f. Front-facing façade definition
 - g. Schools, tertiary, and hospital zones update

See you all tomorrow morning.

Many thanks,

Ike Kleynbos
Principal Advisor – Planning
City Planning (E)

 s9(2)(a)
 ike.kleynbos@ccc.govt.nz
 Te Hononga Civic Offices, 53 Hereford Street, Christchurch
 PO Box 73012, Christchurch 8154
 ccc.govt.nz



-----Original Appointment-----

From: Olivia Burnett <Olivia.Burnett@hud.govt.nz>
Sent: Tuesday, 8 November 2022 3:51 pm
To: Olivia Burnett; Fiona McCarthy; Fleur Rodway (Guest)
Cc: Oliver, Sarah; Kleynbos, Ike
Subject: MDRS / NPS-UD Implementation Catch Up (CCC/MfE/HUD)
When: Wednesday, 16 November 2022 9:00 am-10:00 am (UTC+12:00) Auckland, Wellington
Where: Microsoft Teams Meeting

Hi there, Fleur and I are now unavailable tomorrow morning so am just pushing this a week. Let me know if this time doesn't sit

Updating to add everyone to the original outlook invite

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From: Higgins, John
Sent: Friday, 23 September 2022 4:27 PM
To: Sarah McCarthy
Subject: RE: MFE/HUD/CCC meeting

Hi Sarah

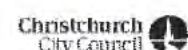
You will probably already know, but the Mayor sent the letter earlier in the week. It doesn't provide a lot of detail, just that there's a strong desire to collaborate on a way forward. The Mayor's asked for a response by the 29th Sept. being the last Council meeting prior to local body elections.

If there are any questions arising in discussions, I'd be happy to discuss.

Regards

John Higgins
Head of Planning & Consents
Planning & Consents Unit


John.Higgins@ccc.govt.nz
Te Hononga Civic Offices, 53 Hereford Street, Christchurch
PO Box 73013, Christchurch 8154
ccc.govt.nz



From: Sarah McCarthy <Sarah.McCarthy@mfe.govt.nz>
Sent: Friday, 16 September 2022 7:31 am
To: Higgins, John <John.Higgins@ccc.govt.nz>; Jodie Cayford <Jodie.Cayford@dia.govt.nz>; Fergus Campbell <Fergus.Campbell@dia.govt.nz>; Fleur Rodway <Fleur.Rodway@mfe.govt.nz>; Fiona McCarthy [EXTERNAL] (HUD) <Fiona.McCarthy@hud.govt.nz>
Cc: Stevenson, Mark <Mark.Stevenson@ccc.govt.nz>; Pizzey, Brent <Brent.Pizzey@ccc.govt.nz>
Subject: Re: MFE/HUD/CCC meeting

Thanks John. Appreciate your and colleagues time yesterday.
We will be in touch.
Sarah

From: Higgins, John <John.Higgins@ccc.govt.nz>
Sent: Thursday, 15 September 2022 6:41 pm
To: Sarah McCarthy <Sarah.McCarthy@mfe.govt.nz>; Jodie Cayford <Jodie.Cayford@dia.govt.nz>; Fergus Campbell <Fergus.Campbell@dia.govt.nz>; Fleur Rodway <Fleur.Rodway@mfe.govt.nz>
Cc: Stevenson, Mark <Mark.Stevenson@ccc.govt.nz>; Pizzey, Brent <Brent.Pizzey@ccc.govt.nz>
Subject: RE: MFE/HUD/CCC meeting

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Thank you all for meeting with us today regarding Plan Change 14 following the Council decision on Tuesday not to notify the plan change.

As mentioned in the meeting this morning, our Mayor is in the process of writing to the relevant Minister or Ministers. This follows a resolution as the same Council meeting above. We expect the letter to be sent early next week.

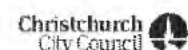
We appreciate we can expect more direction following consideration of the letter. However if you consider there would be benefit in some further engagement at official level, we would welcome that. There could be value in some early discussions

Please feel free to keep in touch and if you have any questions please let us know.

Ngā mihi

John Higgins
Head of Planning & Consents
Planning & Consents Unit


John.Higgins@ccc.govt.nz
Te Hononga Civic Offices, 53 Hereford Street, Christchurch
PO Box 73013, Christchurch 8154
ccc.govt.nz



-----Original Appointment-----

From: Higgins, John
Sent: Wednesday, 14 September 2022 1:45 pm
To: Higgins, John; Stevenson, Mark; Pizzey, Brent; Sarah McCarthy
Cc: Fleur Rodway; Fergus Campbell; Jodie Cayford
Subject: MFE/HUD/CCC meeting
When: Thursday, 15 September 2022 10:00 am-11:00 am (UTC+12:00) Auckland, Wellington.

Attendees:
Sarah McCarthy – MFE
Fiona McCarthy – MHUD
Mark Stevenson – CCC
Brent Pizzey – CCC
John Higgins – CCC

Microsoft Teams meeting

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From: Stevenson, Mark
Sent: Friday, 16 September 2022 9:21 AM
To: Snook, Katherine
Cc: Higgins, John; Elphick, Anna; Grabner-Thornley, Nadja
Subject: Update PC14

Hi Katherine

To keep you informed, John, Brent and I met yesterday with officials from the Ministry for the Environment, Ministry for Housing and Urban Development, and Department of Internal Affairs. The meeting went well. The tone of the meeting was friendly and constructive.

The key messages (at officials level) we took from the meeting were:

- Officials were not signalling any immediate action from Ministers.
- The Minister is waiting to receive a letter from the Council as resolved at Tuesday's Council meeting.

There was also general discussion around the Mayor's alternative proposal and further engagement. While officials were open to further engagement, they noted they would be looking for direction from Ministers.

The key next step is for a letter to be sent by the Mayor to Ministers.

We will continue engaging with officials, building on yesterday's conversation.

Thanks

Mark

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Meeting Notes – Meeting with Dawn Baxendale (Council) and Lesley Baddon (MfE) – 5 October 2022

(Notes taken by Council staff)

5/10 Lesley Baddon

Heads up

- Letters to send out after election by way of press
- Mayor of Waipa
- Other LAs who have notified PC – Letter to be sent next week
 - Thank you for complying
 - Still process to go through
 - Instructed MfE officials to work closely
 - AS you are aware, I am looking at next steps with CCC to get compliance
- CCC - letter next week
 - Letter
 - Disappointment to not go ahead
 - Reminder of importance of housing affordability
 - Firm that he expects Council to get to compliance
 - Wants to do that collaboratively
 - s9(2)(g)(i)
 - Won't say anything re. below

Intent (not in letter)

- Put investigator in - not manager/ commissioner
 - To get on same page of issues
 - Part 4
 - Least intrusive
 - Collaboration
 - No scope/ terms of ref til week of 14th
 - Letter coming before formal decision
 - Janine Smith in conversation to get Terms of reference into state we are all happy with

Officials Full of praise for staff

No reflection of staff

Will keep in touch

Need for care -

Will be contacting us early next week to share thoughts

- Lesley to make contact Monday

- Details

Best to look at Part 4

RMA process

- Information
- Investigation - Section 9(2)(g)(i)
- Plan change

More diplomatic person being considered for appointment

Diplomacy

Agreement for Plan change

- IF it works well
 - To work with new Councillors to find a solution to Section 9(2)(g)(i)
 - Section 9(2)(g)(i)

See if we can come to negotiated solution

Next step to require the PCs to be notified (already done that) - whether that makes a difference

Section 9(2)(g)(i)

Otago Regional Council

Additional amendments

- In discussion with investigator, government prepared to accept

Short of investigator doing re-work, relying on staff

Lesley's view - Need for proper approach given risk of JR

Robust investigation and that investigator is satisfied with info/ evidence

Can require Council to make plan change

I suspect it will be something that **Section 9(2)(g)(i)** Need for some give

Section 9(2)(g)(i) Open to discussion

Getting to solution

- There will need to be some give

Terms of ref - Timeframes? Yes

Be good to have some idea

Pretty early - sooner the better for starting process

Inductions - timing for when Council decides

27th October first meeting

Early enough

Cost lies with Council?

Spirit of collaboration - open question

Idea of picking up some of the cost

Dawn Baxendale (Council) Meeting with Janine Smith (MfE) on 22 November 2022:

Notes from Dawn Baxendale

John Hardie – MfE – Investigator

Jan ne (MfE)

- Deadline - ? December might be tight
- Plan change possible end of Feb
- Re-iterated win-win conversation
- Letter from Lianne
- John – not yet decided re engagement with residents group

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