

Advice to the Hearings Panel of Our Space: 2018 – 2048,  
12 March 2019 from the Chief Executives of  
Environment Canterbury, Christchurch City Council, Selwyn District Council and  
Waimakariri District Council

## 1. Introduction

- 1.1 The Chief Executives of Environment Canterbury, Christchurch City Council, Selwyn District Council and Waimakariri District Council (the Chief Executives) are members of the Chief Executive Advisory Group (CEAG) that supports the Greater Christchurch Partnership (GCP).
- 1.2 CEAG recommended to the Greater Christchurch Partnership Committee that the draft Our Space 2018 -2048 document be approved for public consultation.
- 1.3 The Our Space Hearings Panel has sought advice from the Chief Executives of the four contributing local authorities in respect of their views on the Officers' recommendations and where there is a difference of views, identifies how those outstanding matters may be addressed; for example, through further workstreams or other actions.
- 1.4 The Chief Executives wish to advise that the advice provided in this memorandum is done so in their capacity as the Chief Executives of the respective local authorities. Their advice draws on their considerable experience in giving effect to policy decisions made in a local government context. They do not purport to be expert urban planners and do not wish their advice to be considered as such.

## 2. Density Provisions of Future Urban Development Areas in the Selwyn and Waimakariri Districts

- 2.1 The Chief Executives are aware that, through written submissions and further technical evidence, there are differences of opinion on the appropriateness of both the methodology to be applied when completing capacity assessments, and the density provisions that should apply to the Future Urban Development Areas in the Selwyn and Waimakariri districts. Some of those differing views are held by officers of the respective Councils.

2.2 The Officers' Report includes recommended Actions 3 and 9 which seek to address the issue.

2.3 The Chief Executives of Waimakariri District Council, Selwyn District Council and Environment Canterbury (the agreeing Chief Executives) recommend the Hearings Panel considers the attached **Proposed Replacement Actions to Our Space** from the Chief Executives as an alternative to the Officers' advice in respect of those matters.

2.4 The Chief Executive of Christchurch City Council reiterates her Council's position.

2.5 The agreeing Chief Executives recommend that the Our Space 2018-2048 document be amended to direct an increase to the minimum density provisions in the Future Urban Development Areas in Selwyn and Waimakariri by 20 percent to 12 households per hectare as the basis for structure planning now being undertaken by those Councils and to be reflected in their respective District Plan Reviews due for notification in 2020. The agreeing Chief Executives understand that densities of about 12 households per hectare have been achieved in a number of Selwyn and Waimakariri development areas in recent years reflecting changes in market demand.

2.6 All Chief Executives also recommend that the GCP partners work collaboratively over the next year to review and agree appropriate future density settings across Greater Christchurch to inform not just the District Plan Reviews, but to also provide guidance on how density matters in the longer term should be progressed as part of the 2022 CRPS change, comparable to transition paths to higher densities evident in other high growth council contexts. This would include the partners agreeing to a consistent methodology being used by all GCP local authorities when completing required capacity assessments.

2.7 The rationale for the Proposed Replacement Actions is that it:

- Clearly signals an appropriate increase in minimum densities in Selwyn and Waimakariri Future Development Areas while effectively sequencing development in these areas;
- Provides certainty and enables the 2019 CRPS and District Plan Reviews to be expedited within an agreed framework ensuring scarce planning resources are applied most effectively, with revised action 9b providing the minimum necessary required scope of work for the 2019 CRPS Change in order to implement Our Space in a timely manner;

- Shows commitment to, and recognition of, agreeing to appropriate future density provisions and enables sufficient time for that review to be undertaken in a considered manner; and
- All Chief Executives acknowledge the need for greater consistency in the methodologies applied when completing capacity assessments.

### 3. Conclusion

3.1 The Chief Executives are committed to supporting the Greater Christchurch Partnership and implementing decisions arising from the Our Space Hearings Panel deliberations.

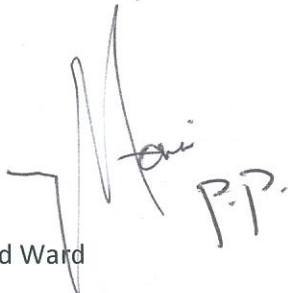
3.2 The Chief Executives are available to provide further clarification or advice to the Hearings Panel should it wish.




Dr Karleen Edwards  
Chief Executive  
Christchurch City Council



Bill Bayfield  
Chief Executive  
Environment Canterbury



David Ward  
Chief Executive  
Selwyn District Council



Jim Palmer  
Chief Executive  
Waimakariri District Council

## Proposed Replacement Actions to 'Our Space'

3. Undertake within one year an evaluation of the appropriateness of existing minimum residential densities specified in Policy 6.3.7 of the CRPS as they relate to each territorial authority area, including a review of what has been achieved to date, constraints and issues associated with achieving these minimum densities, and in particular to:
- inform an increase in minimum densities to be achieved in Future Urban Development Areas as indicated in Action 9;
  - inform the comprehensive review of Policy 6.3.7 as part of the CRPS Review in 2022 with a view to defining transition paths to further increased densities where appropriate, as indicated in comparable high growth management contexts, such as the Bay of Plenty through 'Smart Growth', to meet the needs for longer-term growth

To replace Action 3 below on p53 of the FDS WORD 'Tracked Change' Version 2019022:

3	<p><u>Undertake an evaluation of the appropriateness of existing minimum densities specified in the CRPS for each territorial authority including a review of what has been achieved to date, constraints and issues associated with achieving these minimum densities, and whether any changes to minimum densities is likely to be desirable and achievable across future development areas in Selwyn and Waimakariri districts.</u></p> <p><u>Linked processes: Canterbury Regional Policy Statement proposed change</u></p>
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- 9 a. Selwyn and Waimakariri District Councils to base structure planning over the next year and provision in District Plan Reviews for identified Future Urban Development Areas in the 2019 CRPS Change at a minimum residential density of 12 households per hectare, informed by the evaluation undertaken as Action 3 above
- b. Prepare a Proposed Change to Chapter 6 of the CRPS for notification by September 2019 to:
- include Future Urban Development Areas identified in Figure 15 as "Future Urban – Deferred", such areas only to be made operative in District Plans or thereafter through Plan Changes that reflect 9a. above and the results of relevant capacity assessments
  - enable territorial authorities to respond to changes in the sufficiency of development capacity over the medium term on a rolling basis as a result of periodic capacity assessments

To replace: Action 9 below on p54 of the FDS WORD 'Tracked Change' Version 2019022

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Prepare a proposed change to Chapter 6 (Recovery and Rebuilding of Greater Christchurch) of the Canterbury Regional Policy Statement to:

- identify areas for future growth over the long term
- consider the appropriateness of including revised minimum densities for future development areas
- ensure the quantum of additional development capacity sequenced by territorial authorities for each town is in accordance with meeting the medium term housing targets
- enable territorial authorities to respond to changes in the sufficiency of development capacity over the medium term on a rolling basis as part of periodic capacity assessments~~address any need for additional housing development capacity over the medium term.~~

