



Greater Christchurch Partnership

Te Tira Tū Tahī
One Group, Standing Together

Greater Christchurch Partnership Committee AGENDA

Notice of Meeting:

A meeting of the Greater Christchurch Partnership Committee will be held on:

Date: Friday 20 October 2023
Time: 9 am
Venue: Council Chamber, Environment Canterbury,
200 Tuam Street, Christchurch

13 October 2023

To view copies of Agendas and Minutes, visit:
<https://www.ccc.govt.nz/the-council/meetings-agendas-and-minutes/>

Committee Members

Greater Christchurch Partnership Independent Chair

Jim Palmer

Mana Whenua

Dr Te Maire Tau, Jane Huria and Gail Gordon

Christchurch City Council

Mayor Phil Mager, Councillors Victoria Henstock and Sara Templeton

Environment Canterbury

Chair Peter Scott, Councillors Grant Edge and Vicky Southworth

Selwyn District Council

Mayor Sam Broughton, Councillors Nicole Reid and Lydia Gliddon

Waimakariri District Council

Mayor Dan Gordon, Deputy Mayor Neville Atkinson and Councillor Niki Mealings

Health

Member to be confirmed

Waka Kotahi (New Zealand Transport Agency - Non-Voting Member)

James Caygill

Director, Greater Christchurch Partnership

Tracy Tierney

Ph 941 6993

Committee Adviser

David Corlett

ph 941 5421

1. TERMS OF REFERENCE NGĀ ĀRAHINA MAHINGA

1.1. The role of the Committee is to:

- i. Foster and facilitate a collaborative approach between the Partners to address strategic challenges and opportunities for Greater Christchurch.
- ii. Show clear, decisive and visible collaborative strategic leadership amongst the Partners, to wider stakeholders, agencies and central government and to communities across Greater Christchurch.
- iii. Enable Partners to better understand individual perspectives and identify shared objectives and areas of alignment.
- iv. Assist information sharing, efficient and effective working, and provide a stronger voice when advocating to others.
- v. Establish, and periodically review, an agreed strategic framework to support a collective approach to improving intergenerational wellbeing in Greater Christchurch through addressing strategic challenges and opportunities.
- vi. Oversee implementation of strategies and plans endorsed by the Committee and ratified at individual Partner governance meetings, including through the adoption and delivery of an annual joint work programme.
- vii. Ensure the Partnership proactively engages with other related partnerships, agencies and organisations critical to the achievement of its strategic functions.

1.2. The functions of the Committee are to:

- i. Establish, and periodically review, an agreed strategic framework to support a collective approach to improving intergenerational wellbeing in Greater Christchurch.
- ii. As required, develop new and review existing strategies and plans to enable Partners to work more collaboratively with each other and to provide greater clarity and certainty to stakeholders and the community. Existing strategies and plans endorsed by the Greater Christchurch Partnership Committee or endorsed by the UDSIC and inherited by this Committee are published on the Partnership's website.
- iii. Recommend to Partners for ratification at individual partner governance meetings any new or revised strategies and plans.
- iv. Adopt and monitor the delivery of an annual joint work programme to deliver on strategic goals and actions outlined in adopted strategies and plans.
- v. Undertake reporting on the delivery of adopted strategies and plans, including in relation to an agreed strategic outcomes framework.
- vi. Identify and manage risks associated with implementing adopted strategies and plans.
- vii. Establish and maintain effective dialogue and relationships (through meetings, forums and other communications) with other related partnerships, agencies and organisations to the support the role of the Committee, including but not limited to:
 - a. Waka Toa Ora (Healthy Greater Christchurch)

- b. Canterbury Mayoral Forum
 - c. Tertiary institutions and educational partnerships
 - d. Strategic infrastructure providers
 - e. Government departments
- viii. Undertake wider engagement and consultation as necessary, including where appropriate seeking submissions and holding hearings, to assist the development of any strategies and plans.
- ix. Advocate to central government or their agencies or other bodies on issues of concern to the Partnership, including through the preparation of submissions (in liaison with the Canterbury Mayoral Forum as necessary).
- x. For the avoidance of doubt, the Committee's strategic transport functions include:
- a. Consider key strategic transport issues, national policies and public transport associated collaborative business cases.
 - b. Develop the Greater Christchurch component of the Regional Public Transport Plan and recommend to the Canterbury Regional Council for approval, when required.
 - c. Monitor the delivery of the strategic public transport work programme in Greater Christchurch.
- 1.3. In undertaking its role and performing its functions the Committee will consider seeking the advice of the Chief Executives Advisory Group.

2. QUORUM AND CONDUCT OF MEETINGS

- 1.1. The quorum at a meeting of the Committee consists of the majority of the voting members.
- 1.2. Other than as noted in this Agreement, the standing orders of the administering Council at the time, shall apply.
- 1.3. Voting shall be on the basis of the majority present at the meeting, with no alternates or proxies.
- 1.4. For the purpose of clause 6.2, the Independent Chairperson:
- i. has a deliberative vote; and
 - ii. in the case of equality of votes, does not have a casting vote (and therefore the act or question is defeated and the status quo is preserved).

3. MEETING FREQUENCY

- 3.1. Notification of meetings and the publication of agendas and reports shall be conducted in accordance with the requirements of Part 7 of the Local Government Official Information and Meetings Act 1987.
- 3.2. The Committee shall meet monthly, or as necessary and determined by the Independent Chair in liaison with the Committee.

3.3. The Committee welcomes external speakers by deputation however the right to speak at meetings must be in accordance with the adopted public deputation guidelines of the Committee.

4. DELEGATIONS

- 4.1. Establishing, and where necessary, amending, protocols and processes to support the effective functioning of the Committee, including but not limited to those relating to the resolution of conflicting views, communications and public deputations.
- 4.2. Preparing communication and engagement material and publishing reports relevant to the functions of the Committee.
- 4.3. Commissioning and publishing reports relevant to the functions of the Committee.
- 4.4. Undertaking engagement and consultation exercises in support of the terms of reference and functions of the Committee.
- 4.5. Selecting an Independent Chair and Deputy Chair in accordance with any process agreed by the Committee and the requirements of the LGA 2002.
- 4.6. Making submissions, as appropriate, on Government proposals and other initiatives relevant to the role of the Committee.
- 4.7. Appointing, where necessary, up to two additional non-voting observers to the Committee.

5. FINANCIAL DELEGATIONS

- 5.1. The Committee can make financial decisions within an agreed budget envelope and as long as the decision does not trigger any change to the statutory plans prepared under the LGA 2002, the RMA 1991, or the LTMA 2003.

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Karakia Whakakapi Closing Incantation

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Karakia mō te Tīmatataka Opening Incantation

Tūtawa mai i runga	I summon from above
Tūtawa mai i raro	I summon from below
Tūtawa mai i roto	I summon from within
Tūtawa mai i waho	and the surrounding environment
Kia tau ai te mauri tū, te mauri ora ki te katoa	The universal vitality and energy to infuse and enrich all present
Haumi e, hui e, tāiki e	Unified, connected and blessed

1. Apologies Ngā Whakapāha

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

2. Declarations of Interest Ngā Whakapuaki Aronga

Members are reminded of the need to be vigilant and to stand aside from decision making when a conflict arises between their role as an elected representative and any private or other external interest they might have.

3. Deputations by Appointment Ngā Huinga Whakaritenga

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

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

That the minutes of the Greater Christchurch Partnership Committee meeting held on [Friday, 3 February 2023](#) be confirmed (refer page 9).



Greater Christchurch Partnership

Te Tira Tū Tahī
One Group, Standing Together

Greater Christchurch Partnership Committee OPEN MINUTES

Date: Friday 3 February 2023
Time: 9 am
Venue: Council Chamber, Environment Canterbury,
200 Tuam Street, Christchurch

Present

Chairperson Jim Palmer , Independent Chairperson
Members Gail Gordon , Mana Whenua
Mayor Phil Mauer , Christchurch City Council
Councillor Victoria Henstock , Christchurch City Council
Councillor Sara Templeton , Christchurch City Council
Councillor Grant Edge , Environment Canterbury
Councillor Vicky Southworth , Environment Canterbury
Mayor Sam Broughton , Selwyn District Council
Councillor Lydia Gliddon , Selwyn District Council
Councillor Nicole Reid , Selwyn District Council
Mayor Dan Gordon , Waimakariri District Council
Deputy Mayor Neville Atkinson , Waimakariri District Council
Councillor Niki Mealings , Waimakariri District Council
(Non-Voting Member) James Caygill , Waka Kotahi (New Zealand Transport Agency)

David Corlett
Committee and Hearings Advisor
941 5421
david.corlett@ccc.govt.nz
www.ccc.govt.nz

Karakia – Tīmatanga Opening Incantation : Given by Councillor Southworth

The agenda was dealt with in the following order.

1. Apologies Ngā Whakapāha

Committee Resolved GCPC/2023/00001

That the apologies received from Peter Scott, Te Marie Tau and Jane Huria be accepted.

Mayor Sam Broughton/Mayor Dan Gordon

Carried

2. Declarations of Interest Ngā Whakapuaki Aronga

There were no declarations of interest recorded.

3. Deputations by Appointment Ngā Huinga Whakaritenga

There were no deputations by appointment.

4. Urban Growth Programme Community Engagement

The Committee were supportive of the community engagement approach, noting the interconnectedness between the three projects in the Urban Growth Programme - Greater Christchurch Spatial Plan, the Greater Christchurch Transport Plan and Investment Programme, and the Mass Rapid Transit Indicative Business Case.

The Committee requested that the engagement material be clear that these projects (including the Greater Christchurch Transport Plan) are in development, and that the purpose of the engagement is to test with the community the work undertaken to date. The Committee also requested an update on the Greater Christchurch Transport Plan work.

The Committee members will be provided with the list of those organisations on the stakeholder engagement list and invited to suggest any additions.

Secretarial note: Briefing material (**Attachment A**) providing further information on the engagement approach was discussed by the Committee.

Committee Resolved GCPC/2023/00002 Officer recommendation accepted without change.

That the Greater Christchurch Partnership Committee:

1. **Receive** this report on the Urban Growth Programme community engagement which is being held from 20 February to 19 March 2023.
2. **Note** the engagement approach for the Urban Growth Programme set out in this report, including:
 - a. the key questions being asked through this engagement;
 - b. the engagement activities which will include an online survey, webinars and stakeholder workshops; and

- c. the material to be released to support this engagement.
3. **Note** that this engagement is occurring simultaneously with other statutory urban planning processes and that clear messaging and way-finding will be critical to ensure the community can engage meaningfully in the right processes.

Mayor Dan Gordon/Councillor Niki Mealings

Carried

Attachments

- A Minutes attachment for 10 February 2023

Karakia – Whakakapi Closing Incantation Given by Councillor Southworth

Meeting concluded at 9.55am.

CONFIRMED THIS 10th DAY OF March 2023

JIM PALMER
CHAIRPERSON

Unconfirmed

5. Development of the Greater Christchurch component for the Canterbury Regional Public Transport Plan 2024-34 (RPTP)

Reference / Te Tohutoro: 23/1652669

Report of / Te Pou Matua: Len Fleete, Senior Strategy Advisor Public Transport, Environment Canterbury on behalf of the Transport Managers Group

Senior Manager / Pouwhakarae: Tracy Tierney, Director Greater Christchurch Partnership (Tracy.Tierney@GreaterChristchurch.org.nz)

1. Purpose of Report Te Pūtake Pūrongo

- 1.1 The Greater Christchurch Partnership Committee's (GCPC) strategic functions include developing the Greater Christchurch component of the Regional Public Transport Plan (RPTP).
- 1.2 Agreement is sought on the recommended approach to progress the development of the Greater Christchurch component for the Canterbury RPTP 2024-34.

2. Relationship to Partnership Objectives Ngā Whāinga Matua ki te hononga

- 2.1 Relates to the GCP strategic direction for a Greater Christchurch Transport plan and investment programme.

3. Staff Recommendations / Ngā Tūtohu

That the Greater Christchurch Partnership Committee:

1. Note that staff from each of the partner agencies are actively working on a draft Canterbury RPTP covering Public Transport services, infrastructure and enabling functions, and this is being led by Environment Canterbury.
2. Endorse the recommended approach for development of the Greater Christchurch component of the Canterbury RPTP 2024-34, being:
 - a. that staff update the existing plan to reflect the direction provided through previous decisions.
 - b. that staff bring an initial draft of the Greater Christchurch component of the Canterbury Regional Public Transport Plan 2024-34 to GCPC for feedback in December 2023.
 - c. following feedback, staff complete the draft Canterbury Regional Public Transport Plan 2024-34 and present this to the Greater Christchurch Partnership Committee for endorsement to consult in mid-2024.
3. Nominates four GCPC representatives (one from each Council) to form the Greater Christchurch RPTP 2023-24 Hearings Panel for the purpose of hearing submissions on the Greater Christchurch components of the draft Canterbury Regional Public Transport Plan 2024-34 and making recommendations to GCP.
 - a. The Waimakariri District Council representative will be
 - b. The Selwyn District Council representative will be.....
 - c. The Christchurch City Council representative will be.....
 - d. The Environment Canterbury representative will be.....

4. Context/Background Te Horopaki

Background

- 4.1 The Committee's strategic transport functions include:
 - 4.1.1 Considering key strategic transport issues, national policies and public transport associated collaborative business cases.
 - 4.1.2 Developing the Greater Christchurch component of the Regional Public Transport Plan (RPTP) and recommending to the Canterbury Regional Council for approval, when required.
 - 4.1.3 Monitoring the delivery of the strategic public transport work programme in Greater Christchurch.
- 4.2 At the Committee briefing of 17 March 2023, GCPC was advised that the Regional Land Transport Plan (RLTP) and the Regional Public Transport Plan (RPTP) were under review.
- 4.3 The original proposal was to align the two consultation processes. To ensure the quality and effectiveness of the RPTP, the RPTP will now run under a separate process, following the adoption of the RLTP, the draft National Land Transport Programme (NLTP) and Council Long-Term Plans. This allows us to provide a clearer picture of the investment programme and associated actions as part of the RPTP. The timeline is still under development.

Regional Land Transport Plan

- 4.4 Regional Land Transport Plans (RLTP) is a six-year plan, reviewed after three years.
- 4.5 The RLTP documents the regions' land transport objectives, policies, and measures as well as providing a statement of transport priorities for the region. It incorporates the programmes of regional land transport activities, including activities proposed for inclusion in the NLTP.
- 4.6 Development of the RLTP is the responsibility of the Canterbury Regional Transport Committee.

Regional Public Transport Plan

- 4.7 All regions are required to have a Regional Public Transport Plan (RPTP) under the Land Transport Management Act (LTMA). LTMA section 117 outlines the purpose of the RPTP.

Statutory requirement

LTMA section 117

The purpose of a regional public transport plan is to provide:

- a) a means for encouraging councils and operators to work together in developing public transport services and infrastructure; and
- b) an instrument for engaging with the public in the region on the design and operation of the public transport network; and
- c) a statement of -
 - (i) the public transport services that are integral to the public transport network; and
 - (ii) the policies and procedures that apply to those services; and
 - (iii) the information and infrastructure that support those services.

- 4.8 In accordance with s119(1), the preparation and adoption of the RPTP is the responsibility of the Regional Council.

- 4.9 The LTMA (s119(4)) expressly prohibits delegation of the responsibility for adopting, varying, or renewing a RPTP. However, the Greater Christchurch Partnership has been delegated responsibility to develop the Greater Christchurch component of the Regional Public Transport Plan and recommending approval through the Canterbury Regional Council.
- 4.10 The Regional Transport Committee (RTC) will be asked to develop the components of the plan which relate to the rest of the region (outside Greater Christchurch) and will also recommend this component to the Canterbury Regional Council for approval.

Engagement timeline

- 4.11 The RLTP will be released for public engagement and consultation in early 2024, with the aim to have this approved by RTC in April and adopted by Canterbury Regional Council in mid-2024.
- 4.12 As per LTMA section 126 the RPTP must be reviewed at the same time or as soon as practicably possible after the RLTP has been approved or varied.

Statutory requirement

LTMA section 126

(1) A regional public transport plan adopted under section 119 –

- a. must, at all times, be kept current for a period of not less than 3 years in advance, but not more than 10 years in advance; and
- b. may be reviewed by the regional council from time to time, but must be reviewed at the same time as, or as soon as practicable possible after the public transport components of a regional land transport plan are approved or varied.

- 4.13 The timeline for the Canterbury Regional Public Transport Plan 2024-34 consultation is under development and will consider other engagement processes underway by Greater Christchurch partners. As per LTMA section 126 the process will commence as soon as practicable possible following approval of the RLTP.
- 4.14 The LTMA further specifies (s.125) that, before adopting a RPTP, a regional council must consult in accordance with section 82 of the Local Government Act and may use the special consultative procedures outlined in that Act (i.e., through submissions and a formal hearing process).
- 4.15 The RPTP will utilise a special consultative process given the significant focus on public transport in the region.

Proposed approach to the Greater Christchurch component of the Plan

- 4.16 While significant changes have occurred in the public transport operating environment since the completion of the Canterbury Regional Public Transport Plan 2018-28, the strategic direction established in the current plan remains valid. The Greater Christchurch Partnership has made significant strategic decisions which build on, and embed, the direction set in the existing RPTP.
- 4.17 These direction-setting decisions include:
 - 4.17.1 Approval of the Public Transport Futures Business Case (endorsed by all Greater Christchurch partners in 2020).
 - 4.17.2 Approval of the Mass Rapid Transit indicative business case
 - 4.17.3 Development of the Greater Christchurch Spatial Plan.
- 4.18 Changes in Central Government direction include:

- 4.18.1 Legislative change such as the introduction of the Land Transport Management (Regulation of Public Transport) Amendment Bill, which proposes changes through the Sustainable Public Transport Framework replacing the Public Transport Operating Model (PTOM)
- 4.18.2 Emissions reduction planning and the ongoing development of a vehicle kilometres travelled (VKT) reduction programme.
- 4.19 The RPTP needs to be updated to reflect the strategic direction and decisions that have been made over recent years e.g. Public Transport Futures.
- 4.20 Consequently, it is proposed that the document is brought up to date. To achieve this, partnership staff will develop an initial draft of the RPTP, based on the direction provided by these previous decisions.
- 4.21 An initial draft of the Greater Christchurch component will be provided to GCPC for feedback in December 2023, with a final draft for public consultation developed by mid-2024.
- 4.22 Given the importance of public transport to Greater Christchurch, we recommend that the GCPC participate in the special consultative process for the Greater Christchurch chapters, leading to the adoption of the new Canterbury RPTP 2024-34. This will cover the collaborative requirement of s.117 of the LTMA while strengthening the strategic transport planning function that the Committee has been vested with in its terms of reference.
- 4.23 It is recommended that the GCPC nominate four GCPC representatives to be involved in the special consultative process, following a similar process used for the Greater Christchurch Spatial Plan. Representatives will review submissions and the officers’ report and will need to attend the hearing process next year. A terms of reference is under development and will be brought back to the GCPC for adoption in December.

Proposed approach to the Canterbury Districts (outside Greater Christchurch) component of the Plan

- 4.24 Staff plan to take a similar paper to the Regional Transport Committee recommending a similar process is followed to develop the component parts of the Canterbury RPTP 24-34, for the Canterbury Districts (outside Greater Christchurch).

Next steps

- 4.25 Subject to GCP approving the recommended approach, the next steps, and key dates for the GCP are set out in the table below:

Canterbury Regional Public Transport Plan 2024-34 development of for Greater Christchurch components	
December 2023	Receives the draft Canterbury RPTP 2024-34 for review
	Adopts the terms of Reference for the Greater Christchurch RPTP 2023-34 Panel.
	Receives the draft timeline for Consultation, Hearings and Adoption.

Attachments Ngā Tāpirihanga

There are no attachments to this report.

6. Housing Action Plan Update Report

Reference / Te Tohutoro: 23/1664066

Report of / Te Pou Lucy Baragwanath, Principal Strategic Advisor

Matua: (lucy.baragwanath@greaterchristchurch.org.nz)

Senior Manager / Tracy Tierney, Director Greater Christchurch Partnership

Pouwhakarae: (Tracy.Tierney@GreaterChristchurch.org.nz)

1. Purpose of Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is to update the Greater Christchurch Partnership Committee (GCPC) with progress on the Joint Housing Action Plan and seek input on the development to date.

2. Relationship to Partnership Objectives Ngā Whāinga Matua ki te hononga

- 2.1 To accelerate the provision of quality, affordable housing.

3. Staff Recommendation / Ngā Tūtohu

That the Greater Christchurch Partnership Committee:

1. Provide input into the scope and direction outlined in this report.

4. Context/Background Te Horopaki

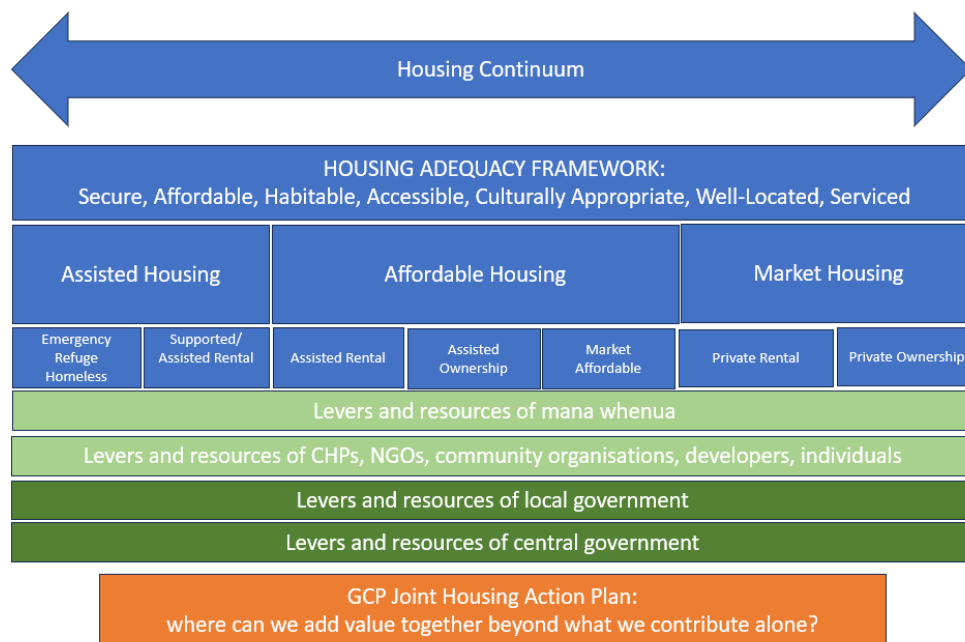
- 4.1 Since the GCPC last met, progress has been made towards the development of a draft housing action plan.

- 4.2 A working group was convened to develop the scope of the action plan, comprising:

- Ernst Zöllner (Kāinga Ora)
- Megen McKay (Mana Whenua)
- Bruce Rendall (Christchurch City)
- Robert Love (Selwyn District)
- Simon Hart (Waimakariri District)
- Rob Steel (Kāinga Ora)
- Sandy Brinsdon (Te Whatu Ora)
- Kate Styles (Ministry of Housing and Urban Development)
- Cate Kearney (Ōtautahi Community Housing Trust)
- Jill Hawkey (Christchurch Methodist Mission)
- Jane Higgins (Christchurch Methodist Mission)
- Annie Wilson (Kāinga Maha/Urban Development Institute of NZ)
- Tracy Tierney (GCP)
- Lucy Baragwanath (GCP)

- 4.3 The group identified the following scope:
- 4.3.1 The physical boundary of the Joint Housing Action Plan may not necessarily be restricted to Greater Christchurch and where appropriate may encompass the other aspects of the Greater Christchurch Partnership (GCP) territorial authorities mandate, depending on the action.
 - 4.3.2 The full housing continuum is under consideration (Figure 1 below).
 - 4.3.3 Consolidation of existing knowledge of supply and demand across the housing continuum by typology, location, household income and size rather than new research.
 - 4.3.4 Analysis of the gap between supply and demand, identifying barriers and opportunities: barriers to alternative typologies, incentives.
 - 4.3.5 Particular focus: areas of market failure (e.g. affordable rentals and ownership).
 - 4.3.6 Building a relatable narrative around the benefits of more intensive living, confronting the actual and perceived drawbacks of intensification, providing good exemplars.
 - 4.3.7 Contributing to the reappraisal of the risk appetite of public agencies and the development sector, to enable alternative forms of development.
 - 4.3.8 Aligning council policies and statutory plans where necessary to deliver housing priorities (long term – as the Canterbury Regional Policy Statement and District Plans are reviewed).
 - 4.3.9 Identifying and quantifying public land that may have potential for development, consistent with the desired pattern of growth identified in the Greater Christchurch Spatial Plan.
 - 4.3.10 Advocacy in all spheres that have an impact on delivering better housing outcomes.
 - 4.3.11 Contributing to national frameworks and policy development (e.g. Government Policy Statements on Housing and Urban Development updates, simplify the funding regime).
 - 4.3.12 Complementing the housing initiatives currently being developed and implemented by Mana Whenua through its development entity and longer term, to align the delivery of housing within the context of multi-use and inter-generational urban kāinga nohoanga.
 - 4.3.13 The action plan will focus on areas where the GCP can add value beyond what partner organisations do individually.

4.4 Figure 1: The housing continuum



- 4.5 The action plan will focus on areas where the GCP can add value beyond what partner organisations can do individually.
- 4.6 The action plan is being developed collaboratively and will complement other initiatives, including the Canterbury Mayoral Forum’s Housing Workstream and the Mana Whenua Kāinga Nohoanga strategy.
- 4.7 The scope was further refined through meetings with the GCP Housing Champions (Phil Mauger, Peter Scott, Jane Huria, Neville Atkinson and Sophie McInnes) and Senior Officials. Engagement is continuing with other critical stakeholders including private sector developers to advance our understanding of barriers and opportunities within the influence of the GCP Partners.
- 4.8 Potential elements of a draft action plan could include:

1	Build and maintain a repository of data that consolidates existing knowledge of supply and demand across the housing continuum by typology, location, household income and size, immediate and projected.
2	Based on (1), focus on the largest gaps across the housing continuum, where the market is not providing and where there is a mismatch between demand and supply in terms of location, typology and price point.
3	Identify actions to remove barriers and realise opportunities to reduce housing stress (rental and owned). The Partners have a range of possible levers which could help to increase the provision of affordable, quality housing in Greater Christchurch. Options to explore: <ul style="list-style-type: none"> a. Development finance and funding: financing off balance sheet via Local Government Funding Agency facilities – loans for affordable housing, supply contracts for social housing. b. Expanding or replicating the Ōtautahi Community Housing Trust.

	<ul style="list-style-type: none"> c. Leaseholding Council-owned land (balancing return from leasehold vs other uses) d. Incentivising developers to develop 1-2 bedroom houses (such as development contribution rebates and other financial incentives). e. Exploring the potential to develop policies to encourage a mix of dwelling sizes in larger developments or sites. f. Exploring ways to share risk with developers to encourage supply where needed. g. Exploring prototypes in NZ and overseas (e.g. the Residences at Karamū joint venture to produce an 84-house mixed-tenure development at Riccarton Racecourse (partners are MHUD, Christchurch Methodist Mission, Emerge Aotearoa, Ngāi Tahu Properties, Kāinga Maha), limiting investor purchasing in favour of first home buyers and Community Housing Providers).
4	Identify potential opportunities to acquire and develop public land for the provision of affordable housing.
5	Find opportunities to promote quality, people-centred developments, supported by a relatable narrative of the advantage of living in denser communities that addresses the reality of change.
6	Contribute to reappraisal of the risk appetite of public agencies and the development sector, to enable alternative forms of development.
7	Aligning council policies and statutory plans where necessary to deliver shared housing priorities (e.g. Canterbury Regional Policy Statement as well as District Plan reviews).
8	Contributing to national frameworks and policy development.
9	Advocacy in all spheres that have an impact on delivering better housing outcomes (e.g. pension fund investment in build-to-rent housing).
10	Complement the housing initiatives currently being developed and implemented by Mana Whenua through its development entity and longer term, to align the delivery of housing within the context of multi-use and inter-generational urban kāinga nohoanga.
11	Concurrently develop an implementation and monitoring framework.

4.9 Work to date on the first action confirms that gaps exist between supply and demand.

4.10 A major gap is the provision of affordable, smaller, quality houses. There are insufficient 1-2 bedroom houses being built at a price point that is achievable to avoid housing stress (defined as those in the bottom 40% of household income spending over 30% of their income on housing-related costs). For the bottom half of household incomes in Greater Christchurch, the most significant affordability issue is felt by the 5% of households with incomes under \$30,000 and the 13% with incomes between \$30-50,000. The 35% of households with incomes between \$50,000 and \$100,000 are also likely to experience housing affordability issues, particularly given competition from households in higher income groups who may purchase the available stock (Yeoman, 2021: 3). Table 1 shows that one in five households renting in Christchurch, a quarter of households renting in Waimakariri and 14% of households renting in Selwyn spend 50% or more of household income on housing-related costs.

Table 1: Proportion of household income spent on rent in Greater Christchurch
(<https://www.hud.govt.nz/stats-and-insights/local-housing-statistics/key-data/>)

Data from MSD, StatsNZ, MHUD, CoreLogic	Households whose rent is equal to or greater than 40% of income	Households whose rent is equal to or greater than 50% of income	Lower quartile weekly rent March 2023	Average weekly rent March 2023 (geometric mean)
Christchurch	28%	20%	442	522
Selwyn	20%	14%	504	578
Waimakariri	32%	23%	527	558

4.11 Central Government must look at relative need nationwide in its housing investment. As an example, Rotorua has ~1000 on the MSD housing register waiting list and 2000 public homes in total, while Greater Christchurch has ~2000 on the waiting list and ~8000 public homes. (In March 2023 there were 1887 households on the MSD Housing Register in Christchurch, 102 in Waimakariri and 69 in Selwyn). Greater Christchurch has received investment in public housing in line with the Public Housing Plan: total public housing in Canterbury will have increased by 2,652 by 2025, in addition to the 7,558 in 2018 (Updated Public Housing Plan including 2024-5).

4.12 Acknowledging this significant investment, a shortfall remains.

5. Next steps:

- 5.1 Receive input from the GCPC to further inform the development of the draft action plan.
- 5.2 The intent is to have a draft action plan for consideration by the GCPC in December.

Attachments Ngā Tāpirihanga

There are no attachments to this report.

Karakia – Whakakapi Closing Incantation

Ka whakairia te tapu	Restrictions are moved aside
Kia watea ai te ara	So the pathway is clear
Kia tūruki whakataha ai	To return to everyday activities
Kia tūruki whakataha ai	
Hui e, tāiki e	Enriched, unified and blessed