



## PROACTIVE RELEASE COVERSHEET

<b>Minister</b>	Chris Bishop	<b>Portfolio</b>	RMA Reform
<b>Title of briefing paper</b>	BRF-5249 Updated request from Christchurch City Council for more time to complete the Intensification Streamlined Planning Process (August 2024)	<b>Date to be published</b>	17 March 2025

List of documents that have been proactively released		
Date	Title	Author
4 September 2024	BRF-5249 Updated request from Christchurch City Council for more time to complete the Intensification Streamlined Planning Process (August 2024)	Ministry for the Environment
9 September 2024	Signed amended direction	Hon Chris Bishop, Minister Responsible for RMA Reform
10 September 2024	Signed letter to Mayor Phil Mauer, Christchurch City Council	Hon Chris Bishop, Minister Responsible for RMA Reform

### Information redacted: YES

Any information redacted in this document is redacted in accordance with the Ministry for the Environment's policy on proactive release and is labelled with the reason for redaction. This may include information that would be redacted if this information was requested under Official Information Act 1982 (OIA). Where this is the case, the reasons for withholding information are listed below. Where information has been withheld, no public interest has been identified that would outweigh the reasons for withholding it.

### Summary of reasons for redaction

Some information has been withheld under Section 9(2)(a) of the OIA to protect the privacy of natural persons.

Some information has been withheld under Section 9(2)(h) of the OIA to maintain legal professional privilege.



## Briefing: Updated request from Christchurch City Council for more time to complete the Intensification Streamlined Planning Process (August 2024)

Date submitted: 4 September 2024

Tracking number: BRF-5249

Sub Security level: In-Confidence

MfE priority: Urgent

Actions sought from Ministers		
Name and position	Action sought	Response by
To Hon Chris BISHOP <b>Minister Responsible for RMA Reform</b>	<b>Record</b> decisions on recommendations <b>Sign</b> amended Direction and Gazette notice	11 September 2024
CC Hon Penny SIMMONDS <b>Minister for the Environment</b>	No action required.	N/A

Actions for Minister's office staff
<p><b>Return</b> the signed briefing to the Ministry for the Environment (<a href="mailto:ministerials@mfe.govt.nz">ministerials@mfe.govt.nz</a> and <a href="mailto:RM.Reform@mfe.govt.nz">RM.Reform@mfe.govt.nz</a>).</p> <p><b>Ensure</b> Direction and Gazette notice is signed.</p> <p><b>Present</b> Direction to the House of Representatives within 20 working days of issuing the Direction.</p>

Appendices and attachments
<ol style="list-style-type: none"><li>Appendix 1: Letter from Christchurch City Council requesting a further extension (dated 22 August 2024)</li><li>Appendix 2: Minister Responsible for RMA Reform's amended Direction for the Intensification Streamlined Planning Process to Christchurch City Council</li><li>Appendix 3: Draft Gazette notice – The Resource Management (Direction for the Intensification Streamlined Planning Process to the First Tranche of Specified Territorial Authorities) Amendment Notice 2024 (No. 2)</li><li>Appendix 4: Draft response to Christchurch City Council's request for a further extension to its Intensification Planning Instrument</li></ol>

Key contacts at Ministry for the Environment			
Position	Name	Cell phone	First contact
Principal Author	Nathan Stocker		
Responsible Manager	Linley Wilkinson	s 9(2)(a)	
General Manager	Liz Moncrieff	s 9(2)(a)	✓

Minister's comments
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# Updated request from Christchurch City Council for more time to complete the Intensification Streamlined Planning Process (August 2024)

## Key messages

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1. This briefing seeks your agreement to grant Christchurch City Council's (the Council) request for more time to complete the Intensification Streamlined Planning Process (ISPP) for those parts of its Intensification Planning Instrument (IPI) subject to Policies 3 and 4 of the National Policy Statement on Urban Development 2020 (NPS-UD).
2. The Resource Management Act 1991 (RMA) provides for the Minister for the Environment to issue and amend directions allowing extensions to the ISPP, as set out in sections 80L(1)(c) and 80M(2). The Prime Minister, in accordance with section 7 of the Constitution Act 1986, has transferred these responsibilities to you, as Minister Responsible for RMA Reform.
3. The Council is currently required to complete the ISPP for those parts of its IPI subject to Policies 3 and 4 of the NPS-UD by 12 September 2024.
4. On 22 August 2024, the Council requested an extension for more time to complete the ISPP for those parts of its IPI subject to Policies 3 and 4 of the NPS-UD, until 20 December 2024 (**Appendix 1**). This is due to the significant amount of work required to implement the Independent Hearings Panel's (IHP) recommendations on the Council's IPI (Plan Change 14).
5. We recommend granting the Council an extension until 20 December 2024, to enable it to implement the IHP's recommendations. We are satisfied that there are no practical alternatives that could be achieved by the current 12 September 2024 deadline.

## Recommendations

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We recommend that you:

- a. **agree to** amend The Resource Management (Direction for the Intensification Streamlined Planning Process to the First Tranche of Specified Territorial Authorities) Notice 2022 to require **Christchurch City Council** to notify decisions on its intensification planning instrument, Plan Change 14, for those parts subject to Policy 3 and Policy 4 of the NPS-UD by **20 December 2024** (instead of the currently directed timeframe of 12 September 2024)

Yes | No
- b. **sign** the amended Direction in Appendix 2
- c. **sign** the Gazette Notice in Appendix 3
- d. **agree** to send Christchurch City Council the letter in Appendix 4

Yes | No
- e. **note** the amended direction will take effect on 26 September 2024

- f. **note** the signed amended direction must be presented to the House of Representatives within 20 working days of being issued
- g. **agree** this briefing will be released proactively on the Ministry for the Environment's website within the next eight weeks.

Yes | No

## Signatures

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Linley Wilkinson

**Manager - Urban Implementation**

Environmental Management and Adaptation

**2 September 2024**

Hon Chris BISHOP

**Minister Responsible for RMA Reform**

**Date:**

# Updated request from Christchurch City Council for more time to complete the Intensification Streamlined Planning Process (August 2024)

## Purpose

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1. This briefing seeks your agreement to grant Christchurch City Council's (the Council) request for more time to complete the Intensification Streamlined Planning Process (ISPP) for those parts of its Intensification Planning Instrument (IPI), Plan Change 14 (PC14), subject to Policies 3 and 4 of the NPS-UD.

## Background

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2. The Resource Management Act 1991 (RMA) requires the Council to notify an Intensification Planning Instrument (IPI) using the Intensification Streamlined Planning Process (ISPP). This plan change must give effect to the intensification provisions of the National Policy Statement on Urban Development 2020 (NPS-UD) and incorporate the Medium Density Residential Standards (MDRS) into the Council's district plan.
3. The timeframes of the ISPP, including the date by which the Council is required to complete its IPI, can be prescribed by a direction from you. Any such direction is secondary legislation and must be notified in the New Zealand Gazette.
4. The RMA requires, as part of the ISPP, that an Independent Hearings Panel (IHP) make recommendations on the Council's IPI. The final step for the Council to complete the ISPP is for the Council to notify its decisions on these recommendations.
5. On 11 April 2022, the former Minister for the Environment directed the Council to notify its decisions on the IHP's recommendations by 20 August 2023. On 17 March 2023, the Council notified its IPI, Plan Change 14 (PC14).
6. On 7 June 2023, the Council requested an extension for more time to notify its decisions on the IHP's recommendations on PC14. This was due to a delay in notifying PC14, as well as the high volume of work required to process submissions and prepare evidence ahead of the hearings process. The former Minister of the Environment granted the Council an extension until 12 September 2024.
7. On 8 December 2023, the Council requested a further extension, in response to Government's proposed Going for Housing Growth policy. On 13 February 2024, you met with the Minister for the Environment and the Mayor of Christchurch to discuss the Council's extension request.
8. On 26 March 2024, you granted the Council a partial extension. You directed the Council to notify decisions on the IHP's recommendations on the parts of PC14 **not** subject to Policies 3 and 4 of the NPS-UD (intensification provisions) by 12 December 2025. The Council is still required to notify decisions on the remainder of PC14 (that is, those parts of PC14 subject to Policies 3 and 4 of the NPS-UD) by 12 September 2024.

## Setting and amending ISPP timeframes

9. You may make a direction under section 80L of the RMA to direct a specified territorial authority, including the Council, in relation to a number of ISPP requirements, including "1 or more periods of time within which the specified territorial authority must complete 1 or more stages of the ISPP" (section 80L(1)(c)).

10. For amendments to a direction under section 80M of the RMA, the same process is required as was followed for the original direction.
11. In deciding the content of the direction, you must have regard to providing “a process for the preparation of an IPI by a specified territorial authority in order to achieve an expeditious planning process” (sections 80L, 80M, and 80D of the RMA).

## **Analysis and advice**

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### **Christchurch City Council’s extension request**

12. On 22 August 2024, the Council requested a further extension for time to notify decisions on the IHP’s recommendations on the parts of PC14 subject to Policies 3 and 4 of the NPS-UD (**Appendix 1**), until 20 December 2024.

### **Reasons for the extension request**

13. On 30 July 2024, the IHP released its recommendations report on the entirety of PC14. In this report, the IHP recommended<sup>1</sup>:

*“[6] ... This has resulted in a set of provisions that the Panel is unable to unpick so that they meet the legal requirements of s80E and s77G, as we have interpreted them to be in Part 1 of the Report, and as they have been interpreted by the High Court in Waikanae.*

*[7] Therefore, the Panel recommends that the Council redraft Chapter 14 to recognise preexisting development enablements. The Panel recommends that this should be done by providing a framework within the structure of the Plan that offers applicants three development pathways as follows:*

- (a) Pathway A development that complies with the relevant ODP development standards (i.e. existing development enablements), including activity classifications and matters of control and discretion;*
- (b) Pathway B development not complying with the relevant ODP development standards but complying with the relevant MRZ / HRZ development standards (as we have recommended them); and lastly*
- (c) Pathway C development not complying with the relevant MRZ or HRZ standards (as we have recommended them).*

*[8] As part of that exercise, we recommend that the Council revisit, and in some cases reinstate the ODP version, the definitions proposed to be changed by PC 14”.*

14. As the Chapter 14 provisions are subject to Policies 3 and 4 of the NPS-UD, the Council is required to notify decisions on them by 12 September 2024.
15. Council officials have advised that implementing this recommendation will entail a significant amount of work. Consequently, they have indicated that the Council will not be in a position to notify decisions by 12 September 2024.

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<sup>1</sup> Independent Hearing Panel Recommendations Report: Part 4 (29 July 2024)

16. The Council has indicated its intention to redraft the provisions of Chapter 14 “as soon as humanly possible”, which it estimates to mean by December 2024.<sup>2</sup> Consequently, the Council has requested that you extend its deadline until 20 December 2024.

## Options available to the Council

17. The Council can choose to either accept or reject the IHP’s recommendation, as per clause 101(1)(a) of Schedule 1 of the RMA.

18. If the Council chose to accept the IHP’s recommendation, it would need to undertake a significant amount of work to redraft Chapter 14, as indicated by Council officials. Consequently, the Council would not meet its statutory deadline of 12 September 2024.

19. If the Council chose to reject the IHP’s recommendation, it would have four options available to it:

- i. provide an alternative recommendation to revert to the Operative District Plan (ODP) provisions. However, this option would be inconsistent with the RMA; specifically with sections 77G<sup>3</sup> and 80E<sup>4</sup>, which require the Council to give effect to Policies 3 and 4 of the NPS-UD;
- ii. provide an alternative recommendation to revert to the notified provisions of PC14. This option has already been considered by the IHP as inconsistent with the RMA, as it would include provisions that are beyond the scope of an IPI, as set in section 80E<sup>5</sup>. The IHP considered that<sup>6</sup>:

*... the Council has sought to include, for example new heritage listings, new heritage and character areas and hazard overlays, which address issues that are not solely brought about by the implementation of the MDRS or giving effect to NPS-UD Policy 3, but that limit or restrict existing development enablements.*

- iii. provide an alternative recommendation based on a new set of provisions. This option would also require the redrafting of Chapter 14, meaning that the Council would still be unable to meet the 12 September 2024 deadline; or
- iv. not provide any alternative recommendation. This option would require you to choose between the IHP’s recommendation, which would not be complete, and the operative district plan provisions, which would not give effect to Policies 3 and 4 of the NPS-UD.

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<sup>2</sup> Appendix 1: Letter from Christchurch City Council requesting a further extension (dated 22 August 2024).

<sup>3</sup> In particular:

- Section 77(G)(1) *Every relevant residential zone of a specified territorial authority must have the MDRS incorporated into that zone.*
- Section 77(G)(2) *Every residential zone in an urban environment of a specified territorial authority must give effect to policy 3 or policy 5, as the case requires, in that zone.*

<sup>4</sup> In particular, Section 80E(1): *In this Act, **intensification planning instrument** or **IPI** means a change to a district plan or a variation to a proposed district plan—*

*(a) that must—*

*(i) incorporate the MDRS; and*

*(ii) give effect to,—*

*(A) in the case of a tier 1 territorial authority, policies 3 and 4 of the NPS-UD; or [...]*

<sup>5</sup> Section 80E outlines what IPI can include. It enables IPIs for Tier 1 councils to include provisions that:

- Incorporate the MDRS
- Give effect to policies 3 and 4 of the NPS-UD
- Relate to financial contributions
- Enable papakāinga housing
- Support the MDRS or policies 3 and 4 of the NPS-UD

<sup>6</sup> Independent Hearing Panel Recommendations Report: Part 1 (29 July 2024), para 160.

If you chose the IHP's recommendation, Chapter 14 would still need to be redrafted to reflect this decision.

## **Expeditious planning process test**

20. There is no option available to the Council, other than rejecting the IHP's recommendation and not providing an alternative recommendation, that would enable it to both comply with the RMA and meet its 12 September 2024 deadline.
21. Officials consider that the requested deadline (20 December 2024) is reasonable, given the amount of work that the Council must undertake in response to the IHP's recommendation report.
22. Due to the relatively short duration of the requested extension and the lack of practical alternatives to the Council undertaking the work requested by the IHP, officials consider that the extension would still achieve an expeditious planning process.

## **Analysis**

23. Officials recommend that you grant the Council's requested extension.
24. The extension would enable the Council (if they choose) to accept the IHP recommendation. This would involve removing changes originally proposed in PC14 that may be out of scope and which reduce the development capacity outcomes intended under Policy 3 and 4.
25. Granting the extension would enable Council to better achieve both a legal planning process and desired planning outcomes under Policy 3 and 4 of the NPS-UD, while still providing for an expeditious planning process.

## **Reporting requirement**

26. We recommend that any updated direction retains the existing requirement for Council to report to the Ministry for the Environment every three month about its progress on Plan Change 14. This will ensure that we can keep you updated on any implementation issues or risks as they arise.

## **Te Tiriti analysis**

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27. No Treaty of Waitangi / Te Tiriti o Waitangi issues are associated with the proposals in this briefing.

## **Other considerations**

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### **Consultation and engagement**

28. No consultation with other agencies has been undertaken.

### **Risks and mitigations**

29. There is a risk that the work required to redraft Chapter 14 is not completed by the new due date. This may result in a further extension request, a non-compliance (which would incur a judicial review risk for Council), or potentially flawed provisions being adopted.
30. There is a risk that the delay in making the new provisions operative could lead to delays to development occurring that rely on the new provisions. The scale of this risk is mitigated by the short duration of the proposed extension.

s 9(2)(h) [Redacted]

31. s 9(2)(h) [Redacted]

32. s 9(2)(h) [Redacted]

33. s 9(2)(h) [Redacted]

### Financial, regulatory and legislative implications

34. No financial, regulatory, or legislative implications are associated with the proposals in this briefing.

### Next steps

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- 35. You can sign the amended Direction and Gazette notice.
- 36. The Direction needs to be published in the New Zealand Gazette. If you sign the Direction and Gazette notice, officials will work with your office to present the Direction to the House of Representatives and publish the Gazette notice. Officials propose that the Direction will take effect on 26 September 2024.
- 37. Should you agree to issue the Direction in this briefing, we recommend you send Christchurch City Council the letter in Appendix 4. Officials will also inform the council of your decision.

**Appendix 1: Letter from Christchurch City Council requesting a further extension (dated 22 August 2024)**

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22 August 2024

Hon Chris Bishop  
Minister of Housing  
By email: [c.bishop@ministers.govt.nz](mailto:c.bishop@ministers.govt.nz)

Dear Minister

## Increasing housing supply through Policies 3 and 4 of the NPS-UD

The Christchurch City Council wants to increase housing supply and we were all set to make decisions on Independent Hearings Panel (IHP) recommendations on Policies 3 and 4 matters on September 4. However, the IHP have instructed us to rewrite the Residential Chapter in its entirety. There have also been important clarifications we have needed to ask from the IHP, including in the wake of the recent High Court Waikanae judgment<sup>1</sup>.

My letter to you on 1 March already identified that the timeframe was tight to implement the Plan Change and there was a possibility that the work may not be completed in September.

With reflection on the IHP's instruction and clarifications, we don't think we should make other Policy 3 and Policy 4 decisions in isolation of the Residential Chapter intensification provisions. We just can't physically get the Residential Chapter rewrite done by September 12. We will get it done as soon as humanly possible, which we estimate to mean December this year.

Staff have advised there are about 11 matters we can decide on at our September 4 meeting which will support housing supply, including most areas of the central city.

Our staff have kept the Ministry informed of our progress. I am very happy for them to look at our work in order to maintain trust that we are moving as fast as possible to get decisions made to deliver on housing supply. We will target the December 4 Council meeting for finishing all decisions on Policy 3 and 4 matters.

Because of the requirement for more work, I request an extension to amend the Gazetted notice of direction (under s80M of the Resource Management Act) for when Council must notify its decisions on Plan Change 14 to implement Policies 3 and 4 of the National Policy Statement on Urban Development. I request the date be moved to 20 December 2024.

Thank you for considering this request. I look forward to seeing you in person when you next visit Christchurch.

Yours sincerely



Phil Mauger  
**Mayor of Christchurch**

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<sup>1</sup> Kāpiti Coast District Council v Waikanae Land Co Ltd - [2024] NZHC 1654

**Appendix 2: Minister Responsible for RMA Reform’s  
amended Direction for the Intensification Streamlined  
Planning Process to Christchurch City Council**

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**Minister Responsible for RMA Reform’s amended Direction for the Intensification Streamlined Planning Process to Christchurch City Council**

The Minister Responsible for RMA Reform (in accordance with section 7 of the Constitution Act 1986) makes the following direction made under sections 80L and 80M of the Resource Management Act 1991 (RMA). The direction is secondary legislation for the purpose of the Legislation Act 2019 and is administered by the Ministry for the Environment.

**Commencement**

(1) The direction comes into force on 26 September 2024.

**Minister Responsible for RMA Reform’s amended Direction for the Intensification Streamlined Planning Process to Christchurch City Council**

(2) In accordance with section 80L of the Resource Management Act 1991 (RMA), the Minister Responsible for RMA Reform directs Christchurch City Council to notify decisions on the independent hearings panel’s recommendations on parts of the plan subject to Policy 3 and Policy 4 of the National Policy Statement on Urban Development in accordance with clause 102 of Schedule 1 of the RMA by 20 December 2024, and notify decisions on the independent hearings panel’s recommendations on parts not subject to Policy 3 and Policy 4 of the National Policy Statement on Urban Development by 12 December 2025.

**Minister Responsible for RMA Reform’s additional Direction for the Intensification Streamlined Planning Process to Christchurch City Council**

(3) In accordance with clause 80L(1)(d) of the Resource Management Act 1991 (RMA), the Minister Responsible for RMA Reform directs Christchurch City Council must provide a report to the Ministry for the Environment every three months from the date of this notice about its progress of the intensification streamlined planning process for Plan Change 14.

Signed

Hon Chris Bishop

**Minister Responsible for RMA Reform**

**Date**

**Notes**

- i. This direction must be complied with.
- ii. Part 6 of Schedule 1 of the RMA specifies the requirements of any Intensification Streamlined Planning Process.
- iii. Section 80M of the RMA provides the Minister the ability to amend this direction on their own initiative or following a request from one or more of the specified territorial authorities named in this direction.
- iv. Christchurch City Council may, in accordance with Section 80M of the RMA apply in writing for an amendment to the direction.

**Appendix 3: Draft Gazette notice – The Resource Management (Direction for the Intensification Streamlined Planning Process to the First Tranche of Specified Territorial Authorities) Amendment Notice 2024 (No. 2)**

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## **The Resource Management (Direction for the Intensification Streamlined Planning Process to the First Tranche of Specified Territorial Authorities) Amendment Notice 2024 (No. 2)**

The Minister Responsible for RMA Reform (in accordance with section 7 of the Constitution Act 1986) gives notice of the following direction made under sections 80L and 80M of the Resource Management Act 1991 (RMA). The direction is secondary legislation for the purpose of the Legislation Act 2019 and is administered by the Ministry for the Environment.

### **Title and Commencement**

- (1) This notice is the Resource Management (Direction for the Intensification Streamlined Planning Process to the First Tranche of Specified Territorial Authorities) Amendment Notice 2024 (No. 2).
- (2) The direction comes into force on 26 September 2024.

### **Minister Responsible for RMA Reform's amended Direction for the Intensification Streamlined Planning Process to Christchurch City Council**

- (3) In accordance with section 80L of the Resource Management Act 1991 (RMA), the Minister Responsible for RMA Reform directs Christchurch City Council to notify decisions on the independent hearings panel's recommendations on parts of the plan subject to Policy 3 and Policy 4 of the National Policy Statement on Urban Development in accordance with clause 102 of Schedule 1 of the RMA by 20 December 2024, and notify decisions on the independent hearings panel's recommendations on parts not subject to Policy 3 and Policy 4 of the National Policy Statement on Urban Development by 12 December 2025.

### **Minister Responsible for RMA Reform's additional Direction for the Intensification Streamlined Planning Process to Christchurch City Council**

- (4) In accordance with clause 80L(1)(d) of the Resource Management Act 1991 (RMA), the Minister Responsible for RMA Reform directs Christchurch City Council must provide a report to the Ministry for the Environment every three months from the date of this notice about its progress of the intensification streamlined planning process for Plan Change 14.

### **Principal notice amended**

- (5) This direction amends "The Resource Management (Direction for the Intensification Streamlined Planning Process to the First Tranche of Specified Territorial Authorities) Notice 2022" published in the New Zealand gazette, 27 April 2022, 2022-sl1594, only to the extent specified in this notice.

### **Previous amendment notice revoked**

- (6) The Resource Management (Direction for the Intensification Streamlined Planning Process to the First Tranche of Specified Territorial Authorities) Amendment Notice 2024 published in the New Zealand gazette, 16 April 2024, 2024-sl1713, is revoked.

Copies of the above notices are available free of charge on the Ministry for the Environment's website, <https://environment.govt.nz>.

Dated at \_\_\_\_\_ this \_\_\_\_ day of March 2024.

Hon Chris Bishop

**Minister Responsible for RMA Reform**

Notes

- i. This direction must be complied with.
- ii. Part 6 of Schedule 1 of the RMA specifies the requirements of any Intensification Streamlined Planning Process.
- iii. Section 80M of the RMA provides the Minister the ability to amend this direction on their own initiative or following a request from one or more of the specified territorial authorities named in this direction.
- iv. Christchurch City Council may, in accordance with Section 80M of the RMA apply in writing to the Minister Responsible for RMA Reform for an amendment to the direction.

**Appendix 4: Draft response to Christchurch City Council’s request for a further extension to its Intensification Planning Instrument**

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Phil Mauger  
Mayor  
Christchurch City Council  
[mayor@ccc.govt.nz](mailto:mayor@ccc.govt.nz)

Dear Mayor Phil Mauger

**Approval of Christchurch City Council's request for an amendment to its Direction under section 80M of the Resource Management Act 1991**

Thank you for your letter dated 22 August 2024 requesting additional time to complete the parts of Plan Change 14 subject to Policy 3 and Policy 4 of the NPS-UD through an amendment to The Resource Management (Direction for the Intensification Streamlined Planning Process (ISPP) to the First Tranche of Specified Territorial Authorities) Notice 2022.

I am granting this extension request. My direction extends the timeframe for Christchurch City Council to notify decisions on the Independent Hearings Panel's recommendations relating to parts subject to Policy 3 and Policy 4 of the NPS-UD to 20 December 2024. The notification of decisions on the remainder of Plan Change 14 is still required by 12 December 2025.

I consider that this extension request will maintain an expeditious planning process, as required by the Resource Management Act, particularly in light of the relatively short duration of the extension, the amount of work required by the Council, and the lack of practical alternatives to undertaking this work.

The amended Direction will take effect on 26 September 2024.

Thank you for all your work to date. Housing supply is a critical issue for the Government and I encourage council staff to continue to work with government officials.

Yours sincerely

Hon Chris Bishop  
**Minister Responsible for RMA Reform**

**Signed amended direction**

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## **Minister Responsible for RMA Reform's amended Direction for the Intensification Streamlined Planning Process to Christchurch City Council**

The Minister Responsible for RMA Reform (in accordance with section 7 of the Constitution Act 1986) makes the following direction made under sections 80L and 80M of the Resource Management Act 1991 (RMA). The direction is secondary legislation for the purpose of the Legislation Act 2019 and is administered by the Ministry for the Environment.

### **Commencement**

(1) The direction comes into force on 26 September 2024.

## **Minister Responsible for RMA Reform's amended Direction for the Intensification Streamlined Planning Process to Christchurch City Council**

(2) In accordance with section 80L of the Resource Management Act 1991 (RMA), the Minister Responsible for RMA Reform directs Christchurch City Council to notify decisions on the independent hearings panel's recommendations on parts of the plan subject to Policy 3 and Policy 4 of the National Policy Statement on Urban Development in accordance with clause 102 of Schedule 1 of the RMA by 20 December 2024, and notify decisions on the independent hearings panel's recommendations on parts not subject to Policy 3 and Policy 4 of the National Policy Statement on Urban Development by 12 December 2025.

## **Minister Responsible for RMA Reform's additional Direction for the Intensification Streamlined Planning Process to Christchurch City Council**

(3) In accordance with clause 80L(1)(d) of the Resource Management Act 1991 (RMA), the Minister Responsible for RMA Reform directs Christchurch City Council must provide a report to the Ministry for the Environment every two months from the date of this notice about its progress of the intensification streamlined planning process for Plan Change 14.

Signed



Hon Chris Bishop

**Minister Responsible for RMA Reform**



**Date**

### **Notes**

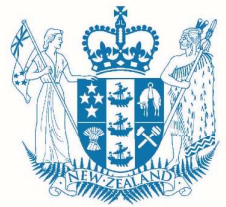
- i. This direction must be complied with.
- ii. Part 6 of Schedule 1 of the RMA specifies the requirements of any Intensification Streamlined Planning Process.
- iii. Section 80M of the RMA provides the Minister the ability to amend this direction on their own initiative or following a request from one or more of the specified territorial authorities named in this direction.
- iv. Christchurch City Council may, in accordance with Section 80M of the RMA apply in writing for an amendment to the direction.

**Signed letter to Mayor Phil Mauer, Christchurch City Council**

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# Hon Chris Bishop

Minister of Housing  
Minister for Infrastructure  
Minister Responsible for RMA Reform  
Minister for Sport and Recreation  
Leader of the House  
Associate Minister of Finance



10 September 2024

COR0746

Phil Mauger  
Mayor  
Christchurch City Council  
[mayor@ccc.govt.nz](mailto:mayor@ccc.govt.nz)  
cc: [mark.stevenson@ccc.govt.nz](mailto:mark.stevenson@ccc.govt.nz)

Dear Mayor Phil Mauger

## **Approval of Christchurch City Council's request for an amendment to its Direction under section 80M of the Resource Management Act 1991**

Thank you for your letter dated 22 August 2024 requesting additional time to complete the parts of Plan Change 14 subject to Policy 3 and Policy 4 of the NPS-UD through an amendment to The Resource Management (Direction for the Intensification Streamlined Planning Process (ISPP) to the First Tranche of Specified Territorial Authorities) Notice 2022.

I am granting this extension request. My direction extends the timeframe for Christchurch City Council to notify decisions on the Independent Hearings Panel's recommendations relating to parts subject to Policy 3 and Policy 4 of the NPS-UD to 20 December 2024. The notification of decisions on the remainder of Plan Change 14 is still required by 12 December 2025.

I consider that this extension request will maintain an expeditious planning process, as required by the Resource Management Act, particularly in light of the relatively short duration of the extension, the amount of work required by the Council, and the lack of practical alternatives to undertaking this work.

The amended Direction will take effect on 26 September 2024.

Thank you for all your work to date. Housing supply is a critical issue for the Government and I encourage council staff to continue to work with government officials.

Yours sincerely

A handwritten signature in blue ink that reads 'Chris Bishop'.

Hon Chris Bishop  
**Minister Responsible for RMA Reform**