



**PUBLIC
COUNCILLOR BRIEFING**

AGENDA & SUPPORTING MATERIAL

**Commencing at 9.00am
Wednesday 26 February 2025
Council Chambers**

MEETING	PUBLIC COUNCILLOR BRIEFING		
Date	Wednesday 26 February 2025	Time	Commences at 9.00am
Location	Council Chambers		
AGENDA			
9.00am – 10.00am	Joint Housing Action Plan (JHAP) - DOCUMENT 1	Robert Love	
10.00am – 10.20am	Morning Tea		
10.20am – 10.50am	Castle Hill Community Energy Project - DOCUMENT 2	Robert Love	
10.50am – 11.05am	Resource Consent Dashboard Demo - DOCUMENT 3	Emma Larsen	
11.05am – 11.35am	Revaluation Presentation by QV - DOCUMENT 4	Brendon McCurley	
11.35am – 12.15pm	CWMS Committees Review -	Cam Smith (Senior Section Manager, Strategy and Planning Management) Ecan	
12.15pm – 1.00pm	LUNCH		
1.00pm – 1.30pm	RMA Reform Submission – DOCUMENT 6	Emma Larsen	

Meeting Ends



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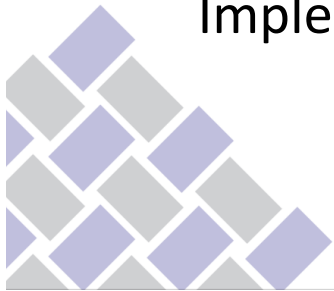
Joint Housing Action Plan

Levers for enabling affordable housing

Partner Council Briefings
February 2025

Workshop Purpose

- ❖ Provide recap and overview of work to-date as required.
- ❖ Share key learnings from Phase 1 of the Joint Housing Action Plan and the levers and options available to address the housing problem in Greater Christchurch.
- ❖ Receive feedback from Councillors on the level of appetite for progressing the available options to inform development of Phase 2 – Implementation.



Governors - Key Questions:



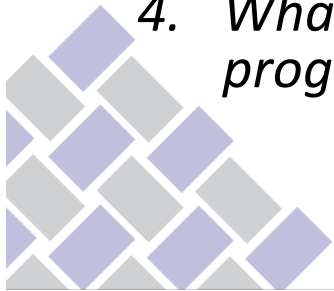
1. Do you have sufficient information to provide comment on the options?

Referring to the housing options on the next slide:

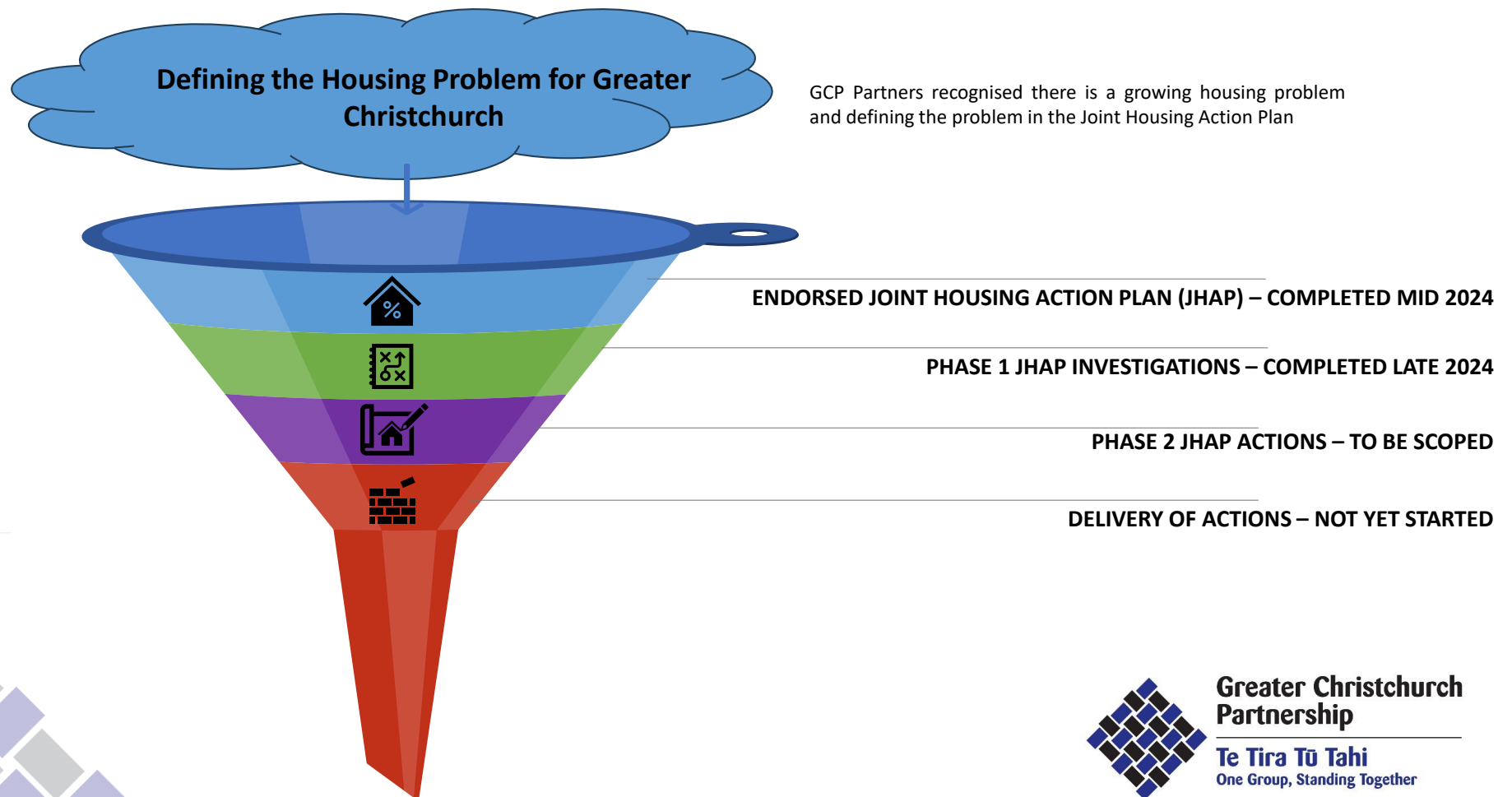
2. Which options do you want to see pursued in Phase 2 of JHAP?

3. Which of the options need further investigation to be able to assess whether these are implemented?

4. What options do you have immediate red flag and don't wish to see progressed further as part of Phase 2 of JHAP?



What is the process for the JHAP work?

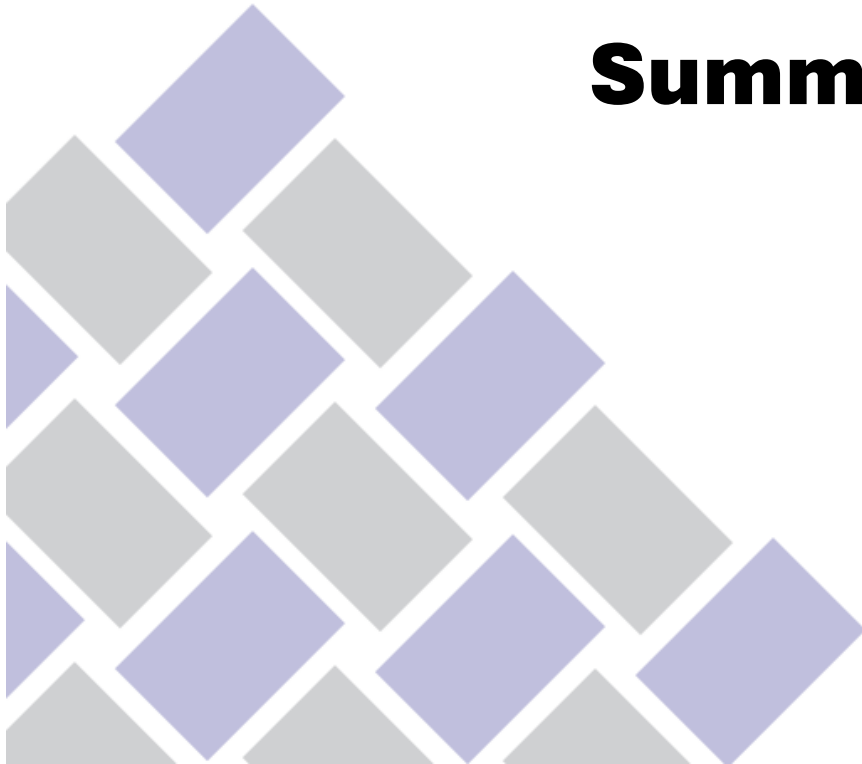




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Summary Presentation



Housing in the context of the Greater Christchurch Spatial Plan



1: Protect, restore and enhance historic heritage and sites and areas of significance to Māori, and provide for people's physical and spiritual connection to these places



2: Reduce and manage risks so that people and communities are resilient to the impact of natural hazards and climate change



3: Protect, restore and enhance the natural environment, with particular focus on te ao Māori, the enhancement of biodiversity, the connectivity between natural areas and accessibility for people



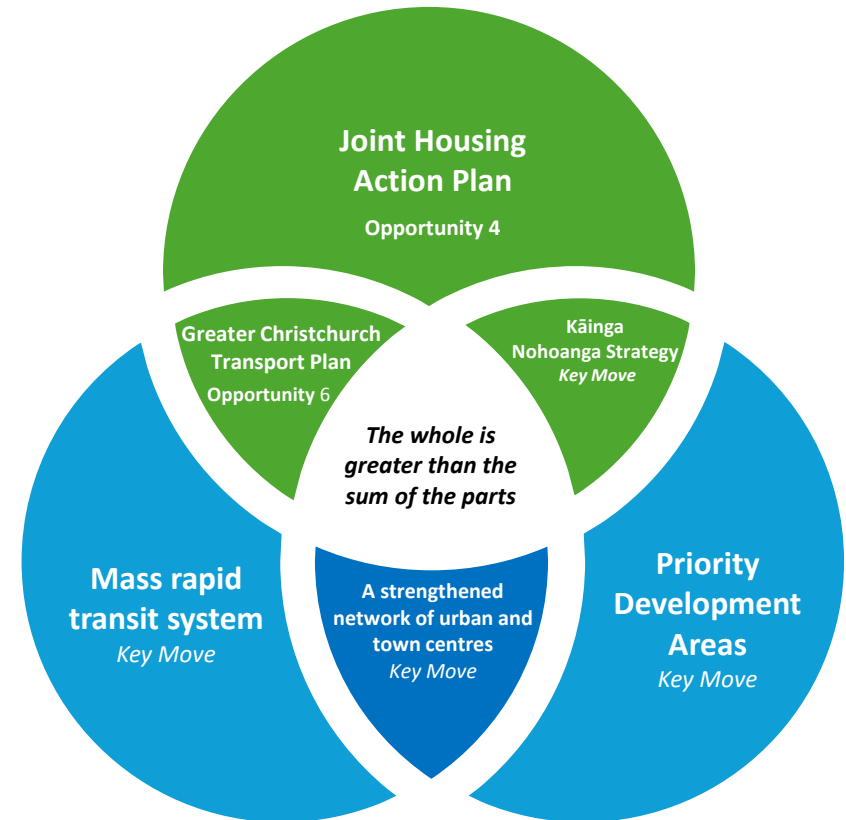
4: Enable diverse, quality and affordable housing in locations that support thriving neighbourhoods that provide for people's day-to-day needs



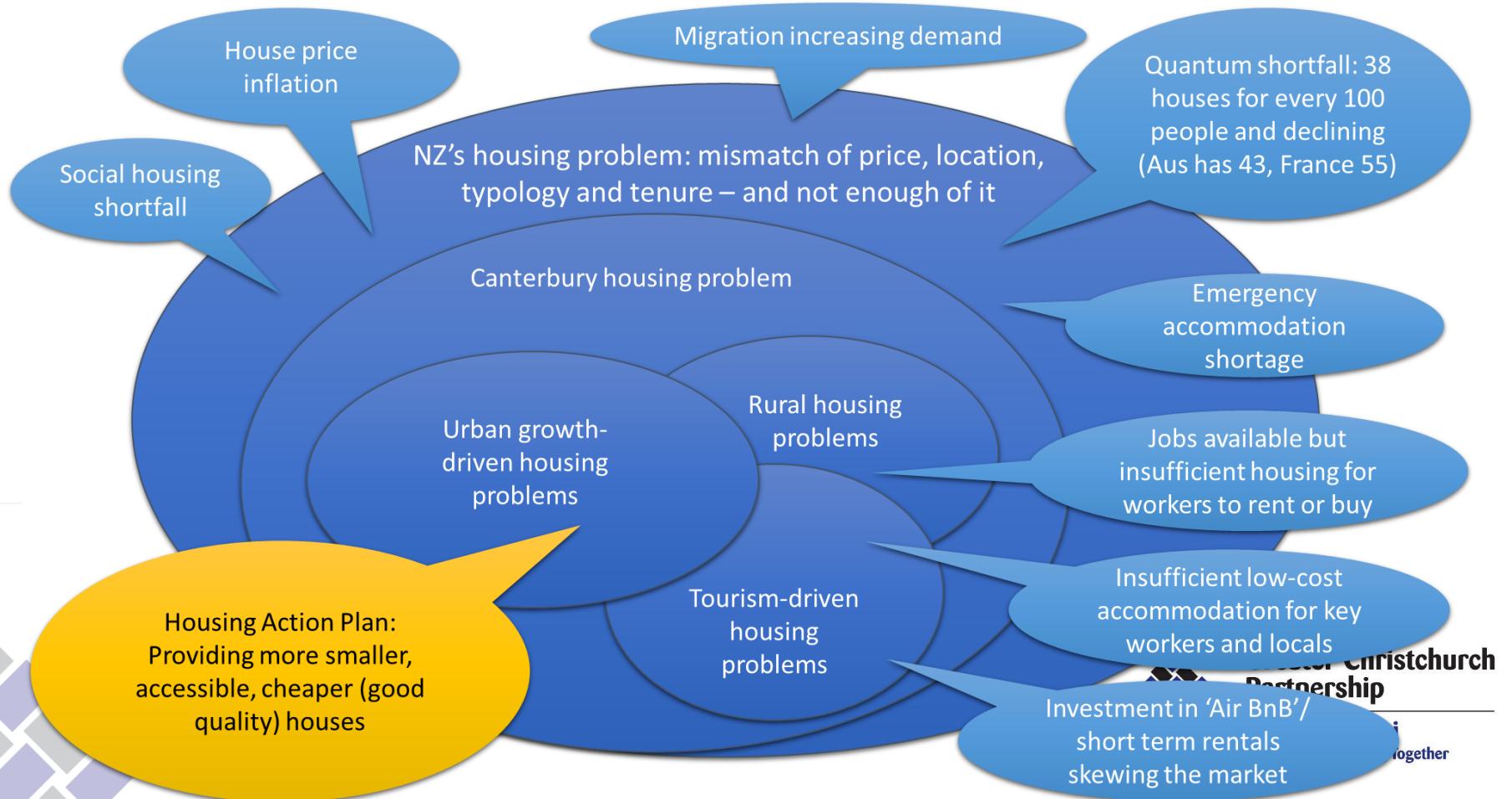
5: Provide space for businesses and the economy to prosper in a low carbon future



6: Prioritise sustainable and accessible transport choices to move people and goods in a way that significantly reduces greenhouse gas emissions and enables access to social, cultural and economic opportunities



The problem



The indicators

6.5x

Ratio of average house price to annual household income
(June 2024) - Greater Christchurch

\$597 (\$584)

Selwyn - Average weekly rent Sept 2024 (Sept 2023)

+9% ↑

Greater Christchurch - Median rentals changes June 2024
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of people on Public Housing Register in September 2024
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This is after 785 public homes provided Jun 2023-July 2024
Community Housing Providers -197; Kainga Ora- 588)



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Key Takeaways from Phase 1 Investigations

Takeaway #1 - *Housing is essential infrastructure*

Takeaway #2 - *Partnering with housing not-for profits is the best option for increasing affordable housing*

Takeaway #3 - *Partners have flexibility in choice of options, support and pace*

Takeaway #4 - *GCP Partners can influence affordable housing*



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Options for how Partners could best apply the levers

Pro-Housing Policies

- Inclusionary Zoning – Monetary and/or Property
- Density/ Height bonuses
- Increasing priority to Community Housing Trust/Providers in surplus properties and discounted land sales
- Planning concessions – discounts on charges and fees
- Development Contributions Rebates
- Council Rates Rebates to Community Housing Trust/Providers

Examples:

- ❖ Queenstown Lake District Council – 2% \$ value, 5% of property
- ❖ CCC Development Contribution Remissions Policy

Leveraging Partners Land

- Long-term leases/ 'Peppercorn' leases by Territorial Authorities and Crown
- Discounted land sales to Community Housing Trust/Providers

Examples:

- ❖ CCC – Carey St, Ōtautahi Community Housing Trust
- ❖ Christchurch NZ – New Brighton, Kāinga Maha
- ❖ CCC – Sandilands

Funding & Finance

- Low/ no interest loans to Community Housing Trust/Providers
- Targeted rate (equivalent of \$20/household p.a.)
- Match funding contribution on a project basis.

Examples:

- ❖ Community Finance
- ❖ Use of Local Government Funding Agency

Influencing

- Seek to partner with Ōtautahi Community Housing Trust.
- Engage with the Government on RMA Reforms – Enable Inclusionary Zoning; Allow density bonuses.
- Multiplier effect - Seek match funding by Government on a revenue basis (Council Partners 10%; Govt 90%).
- Foreign Institutional Investment – Support Overseas Investment Act amendments.

Examples:

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- ❖ Community Housing Aotearoa – Inclusionary Zoning

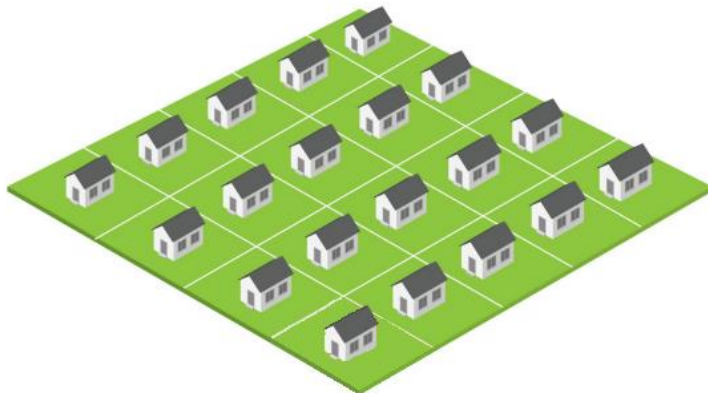
How does Inclusionary Zoning work?

Monetary Contributions Example:

- High – all development charged 2%

Inclusionary zoning example

An example of inclusionary zoning could be a greenfields development of 20 sections



\$321,700 contribution

2% x (20 sections x \$804k as average dwelling and land value)

Land Contributions Example:

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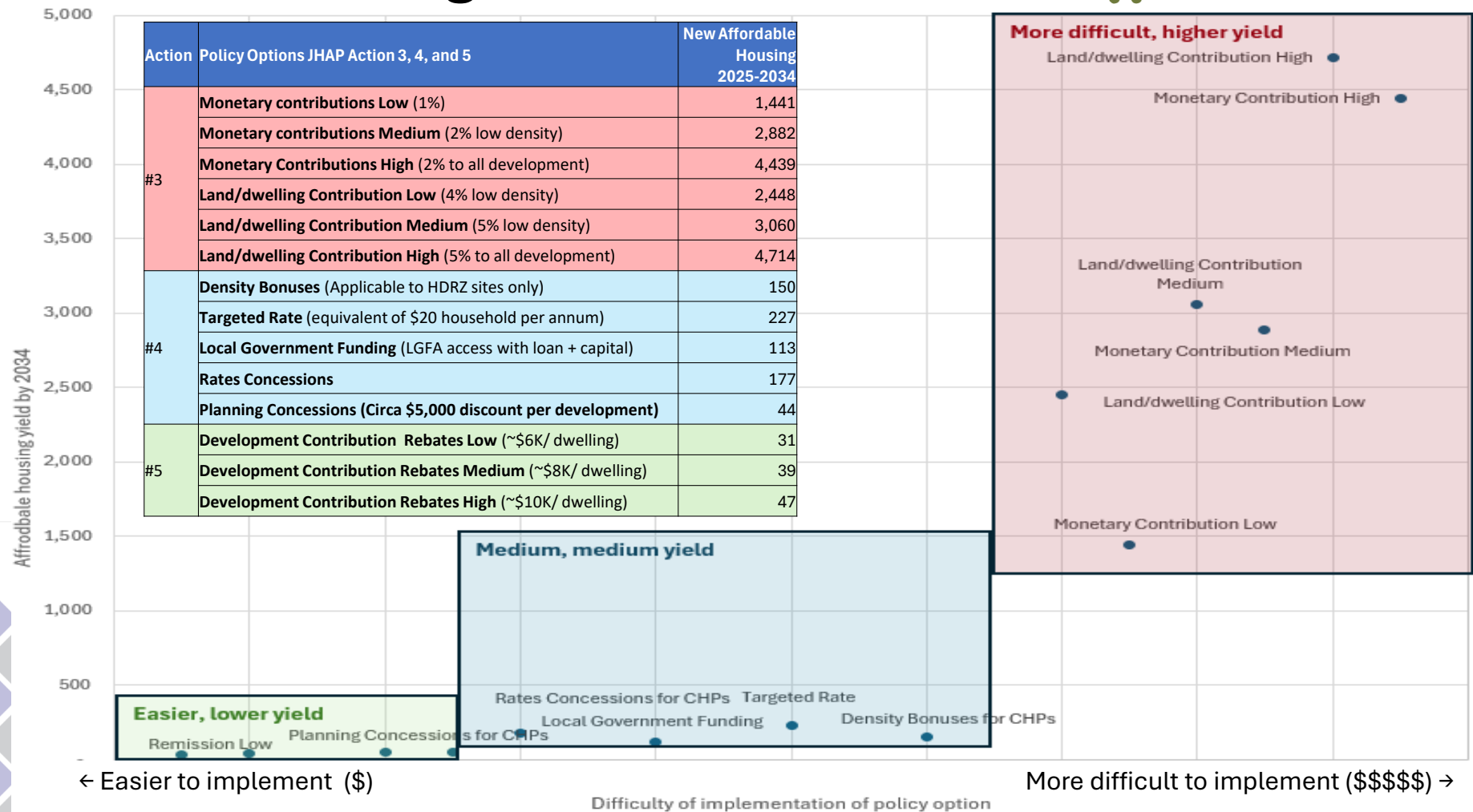
Retained affordable housing section through inclusionary zoning

\$341,000 land contribution

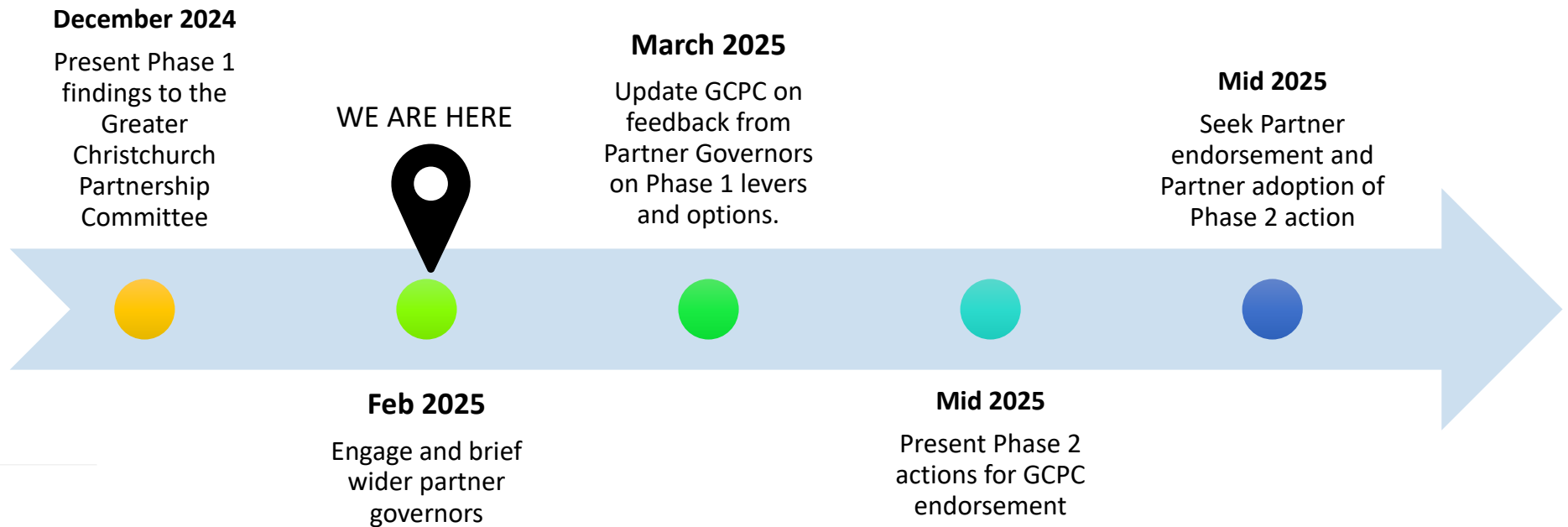
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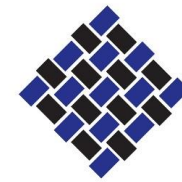
Note: dwelling value not included

Affordable housing outcomes



Where to from here?

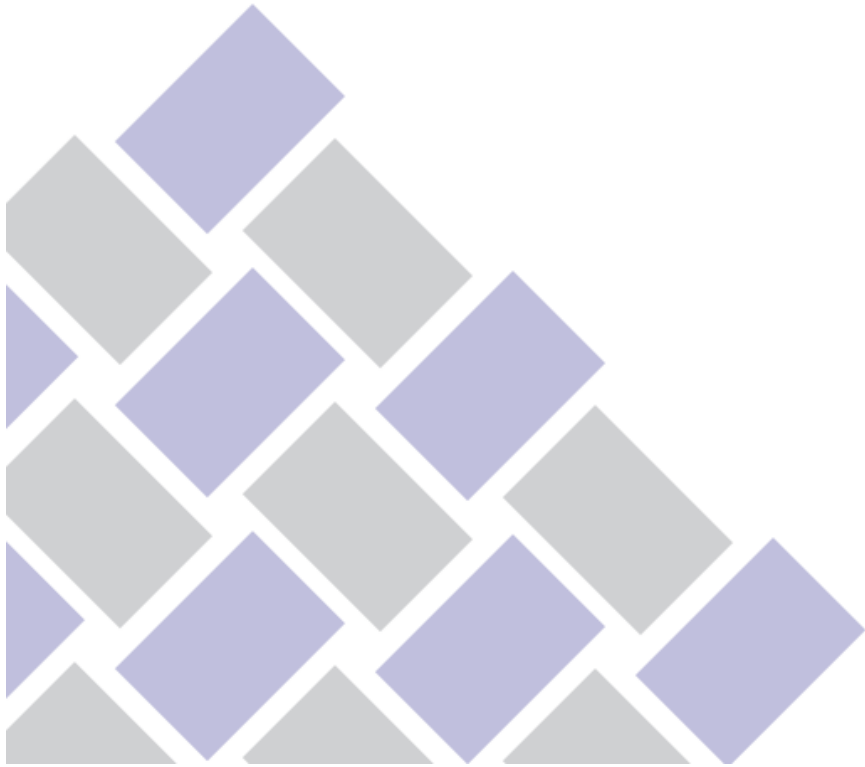




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Discussion



Governors - Key Questions:



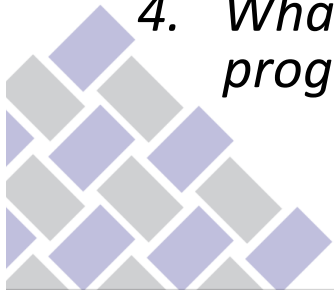
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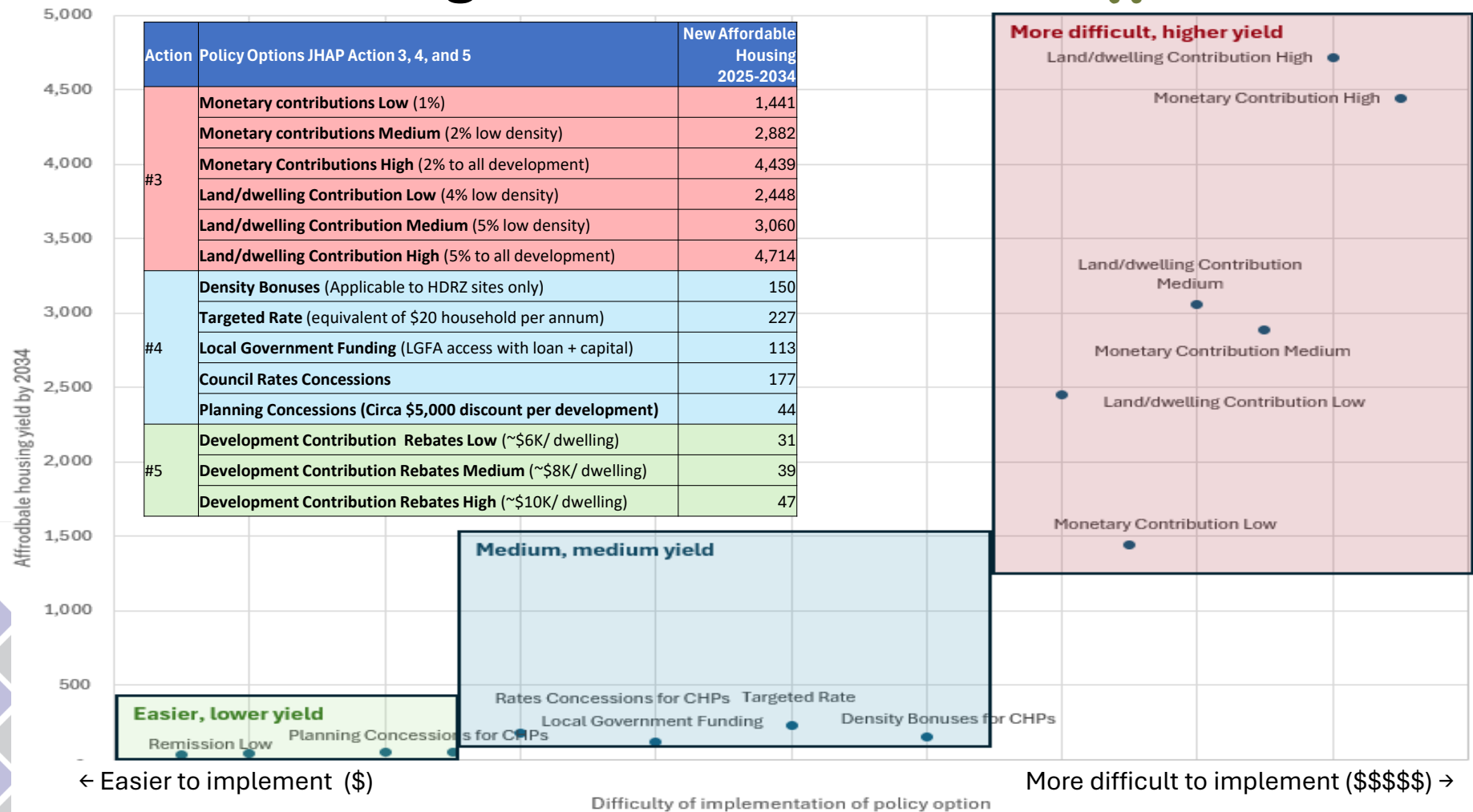


Appetite for including options in Phase 2 of JHAP

Level of Appetite of Partners in progressing Phase 1 options into Phase 2 of JHAP implementation

Levers	Options	Progress with Partners	Indicative Timing & Commentary	Partner Feedback
Pro-Housing Policies	• Inclusionary Zoning – Monetary and/or Property		Phase 2 work involves scoping the resourcing and funding requirements across all Partners. This could inform the Long Term Plan 27/28.	Yes/No/Further investigate?
	• Density/ Height bonuses	n/a	Not applicable to Selwyn. Analysis shows only applicable to High Density Res land in City Centre.	Yes/No/Further investigate?
	• Increasing priority to Community Housing Trust/Providers in surplus properties and discounted land sales		Timing flexible. Can be aligned to annual planning process for each Partner Council. CCC have process.	Yes/No/Further investigate?
	• Planning concessions – discounts on charges and fees		Could include in 26/27 Annual Plan.	Yes/No/Further investigate?
	• Development Contributions Rebates (\$6-10k/dwelling)		Could include in 26/27 Annual Plan. Note: CCC is investigating how to include affordable housing in its DC Rebates policy and scheme. For CHPs ensure no covenants on property title.	Yes/No/Further investigate?
	• Council Rates Remissions to Community Housing Trust/Providers		Could include in 26/27 Annual Plan.	Yes/No/Further investigate?
Partners Leverage Land Holdings	• Long-term 'peppercorn' leases by Territorial Authorities and Crown to CHPs		Timing flexible. Specific sites to be identified.	Yes/No/Further investigate?
	• Discounted land sales to Community Housing Trust/Providers		Could include in 26/27 Annual Plan. Specific sites, based on location and needs.	Yes/No/Further investigate?
Access to Finance & Funding	• Low/ no interest loans to Community Housing Trust/Providers		Could include in 26/27 Annual Plan. CCC already has this in place for ÖCHT.	Yes/No/Further investigate?
	• Targeted rate (circa \$20/household p.a)		If desire to progress, could include in next LTP in 27/28.	Yes/No/Further investigate?
	• Match funding contribution on a project basis.		Timing flexible. Project by project basis. Linked to advocacy to Govt.	Yes/No/Further investigate?
Influencing	• Engage with the Government on RMA Reforms – Enable Inclusionary Zoning; Allow density bonuses.		Could be progressed immediately	Yes/No/Further investigate?
	• Foreign Institutional Investment – Support Overseas Investment Act amendments.		Add-on to other advocacy	Yes/No/Further investigate?
	• Multiplier effect - Seek match funding by Government on a revenue basis (Council Partners 10%; Govt 90%).		Add to other advocacy to seek Govt match funding of any Council contributions.	Yes/No/Further investigate?
	• Monitoring for opportunities		Ongoing	Yes/No/Further investigate?

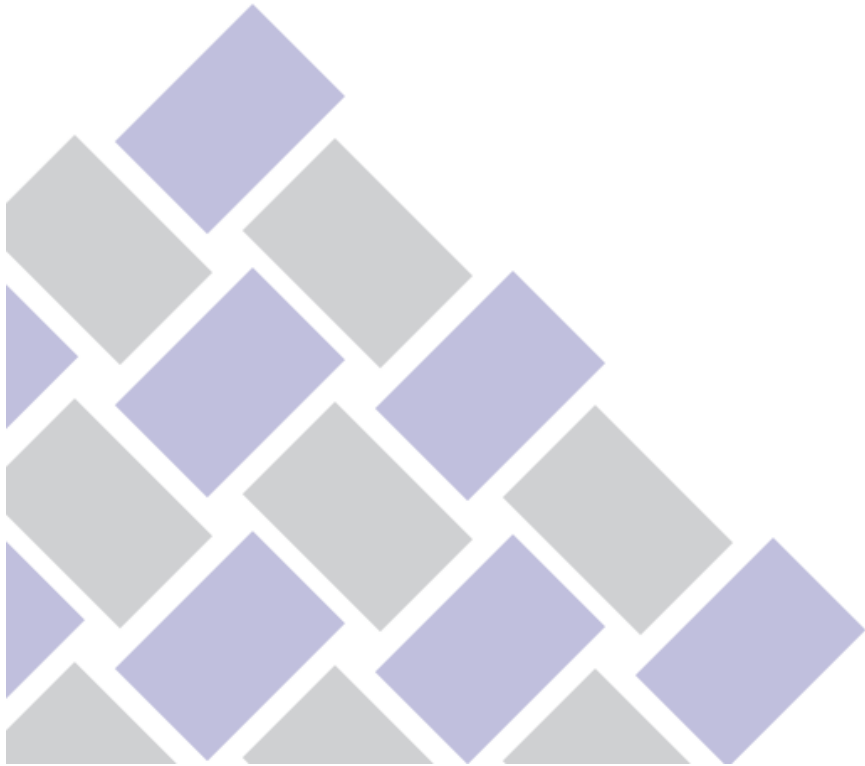
Affordable housing outcomes



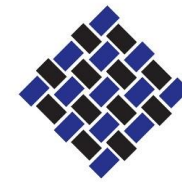


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THANK YOU!



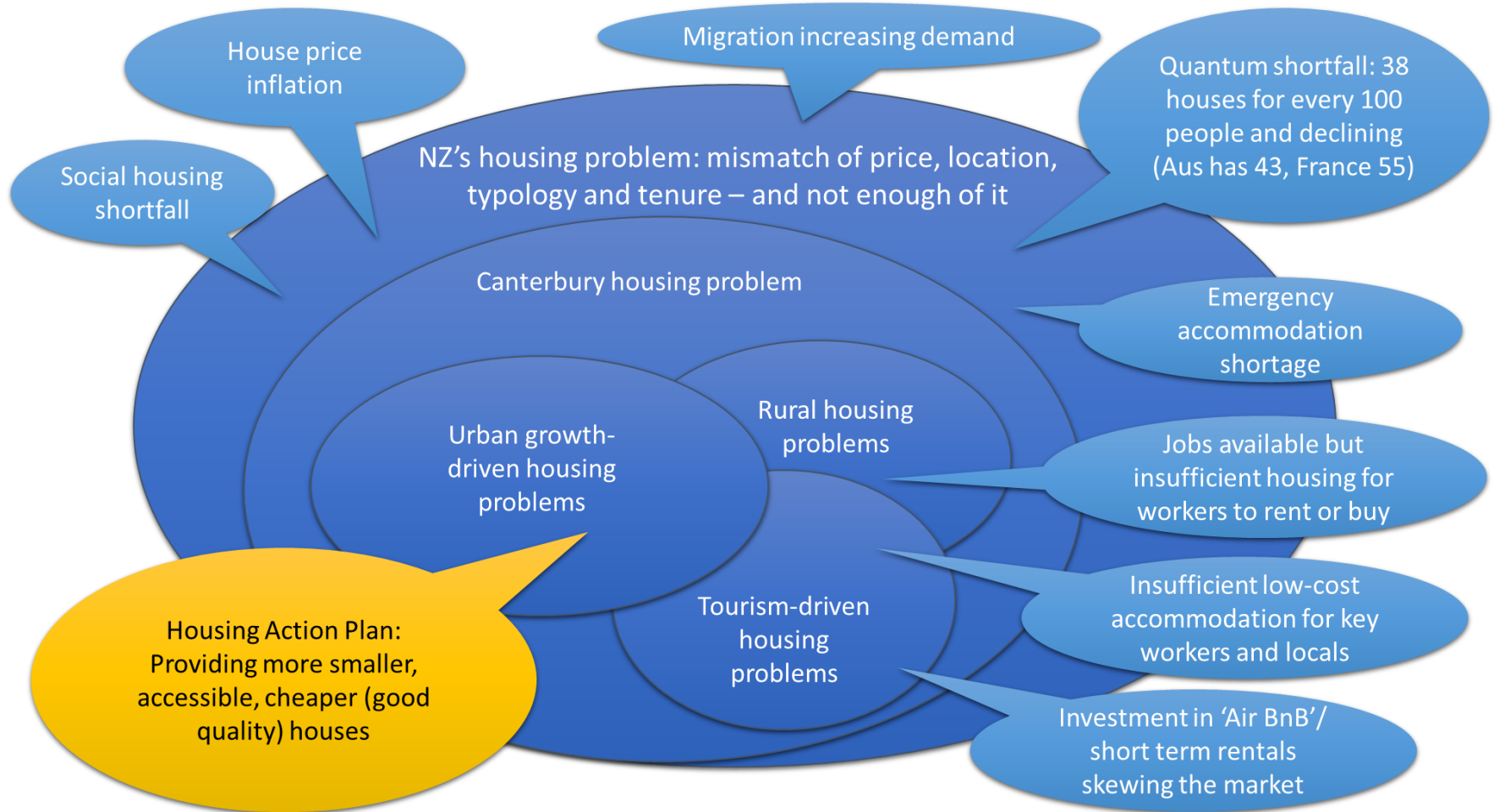
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Further Reading – Supplementary Information



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Recent headlines...

Public housing: Can companies do the job of charities?

THE PRESS

Trust embarks on second biggest development yet

THE PRESS

Chch home values up 40%

Real Estate - Business

12 Sep 2024 +2 more Liz McDonald

THE PRESS

House prices defying the downturn in some areas

Thursday, 5 September 2024

Christchurch bucks trend as property values fall across NZ

THE PRESS

'Hundreds living rough after leaving emergency housing'

Residential Real Estate - Real Estate - Business
31 Aug 2024 Lauren Crimp of RNZ

THE PRESS

Homelessness, then a phone call came ...

Family

14 Sep 2024 +1 more Maddy Croad

High cost of living hits incomes, with more households falling into 'in-work' poverty

Our housing focus



Carey St Case Study



40 homes

Paenga Kupenga: 10 Affordable Rentals

Ōtautahi Community Housing Trust:

- 14 Affordable Rentals
- 11 Social Rentals
- 5 Progressive Home Ownership

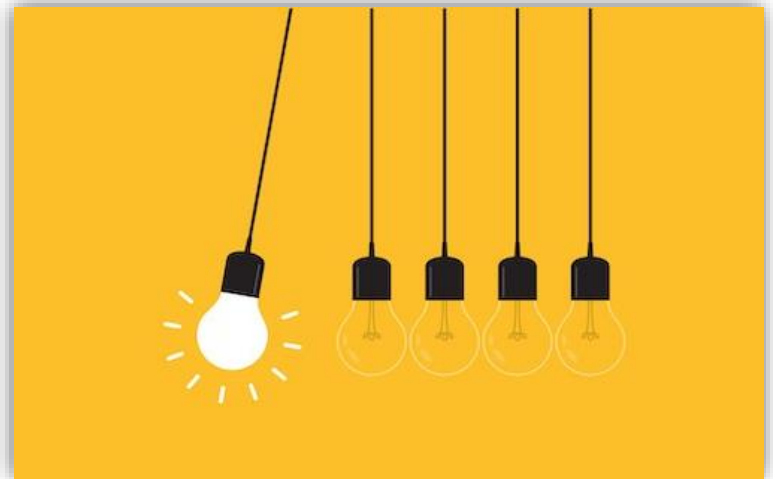




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Part 2 – Key takeaways from phase 1 Investigations



Takeaway #1 - *Housing is essential infrastructure*

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Takeaway #4 - *GCP Partners can influence affordable housing*



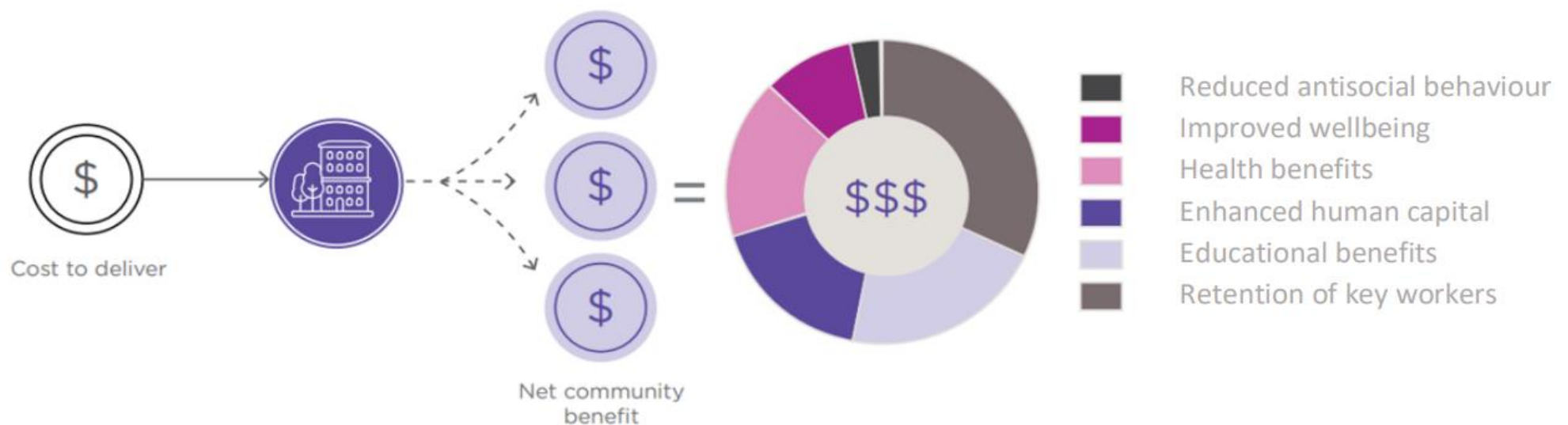
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Takeaway #1

Housing is essential infrastructure

Every \$1 spent on affordable housing provides \$3 of community benefit



Source: Melbourne housing strategy, SGS Economics and Planning, 2019

Takeaway #2

Partnering with Housing not-for profits is the best option for increasing affordable housing



KĀINGA MAHA

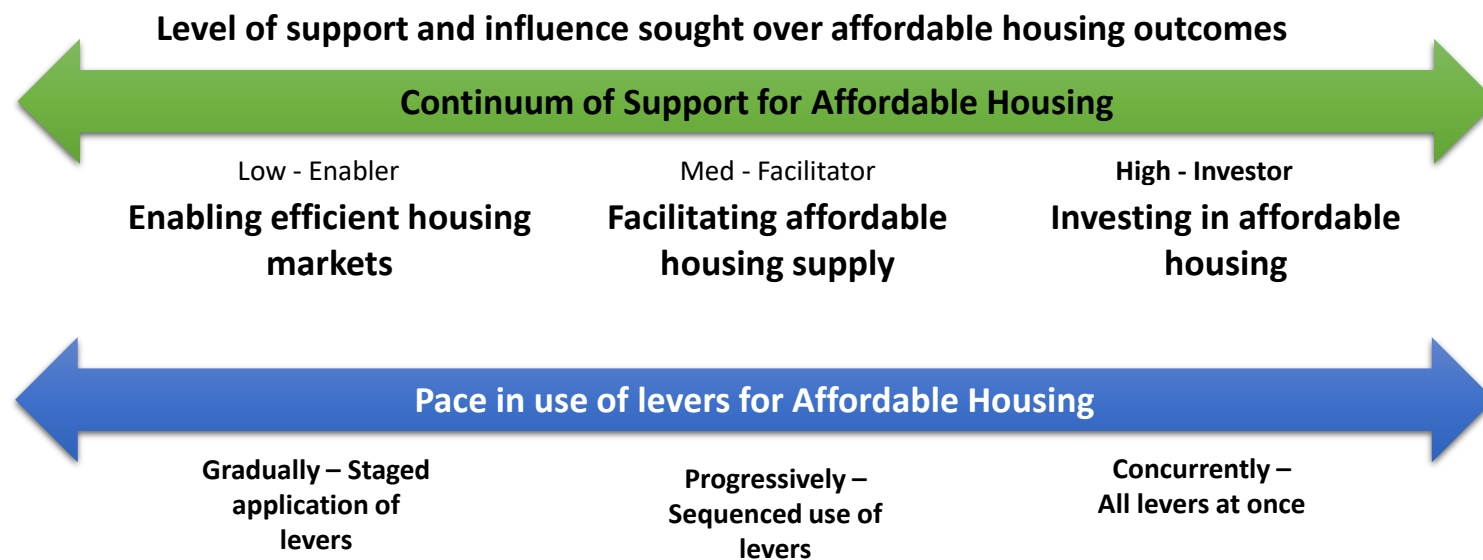


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Takeaway #3

Partners have flexibility in choice of options, support and pace



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Takeaway #4

GCP Partners can influence affordable housing



**Pro-Housing
Policies**

Pursue policy
changes that foster
affordable housing
and local Community
Housing Trusts/
Providers

**Leveraging
Partners Land**

Use of partners
property holdings

**Funding &
Finance**

Providing access to
funding for new
affordable housing by
local Community
Housing Trusts/
Providers

Influencing

Work together to make
more affordable housing
happen and Government
to make it easier to do



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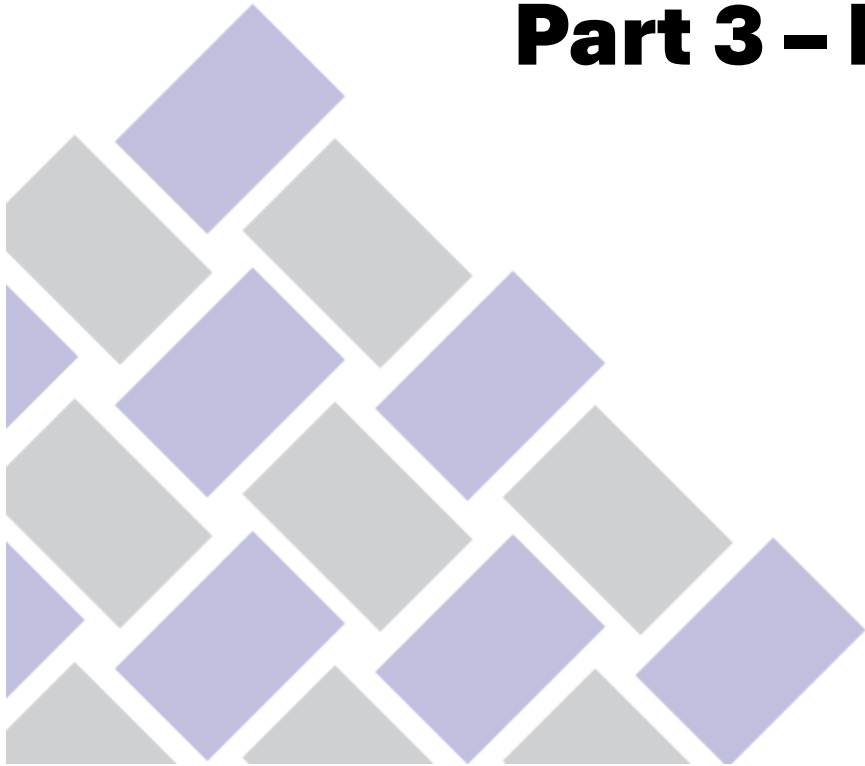
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Part 3 – Deep Dive on key findings of Phase 1



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Examples:

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- ❖ Community Housing Aotearoa – Inclusionary Zoning

Financial support - Actions 3, 4 and 5

ACTION 3

Investigate the introduction of inclusionary zoning by all three Councils to collectively increase the supply of social and affordable rental housing.

ACTION 4

Investigate and test incentives to develop affordable housing (e.g. density bonuses, value capture, rates concessions for Community Housing Providers, planning concessions).

ACTION 5

Investigate expanding Christchurch City Councils development contribution rebates for social housing to all councils. Investigate extending this to include social, affordable rental and progressive home ownership.



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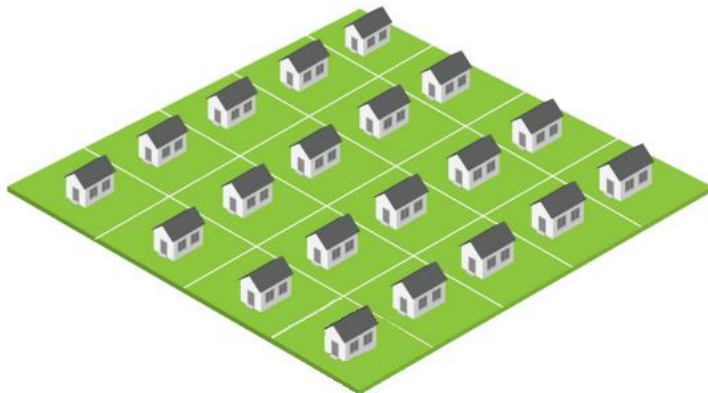
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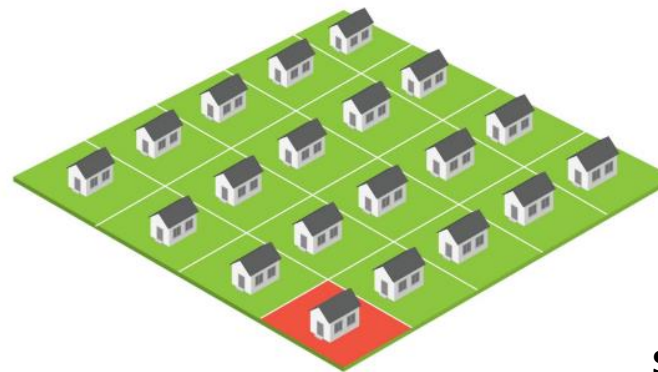
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Inclusionary zoning example

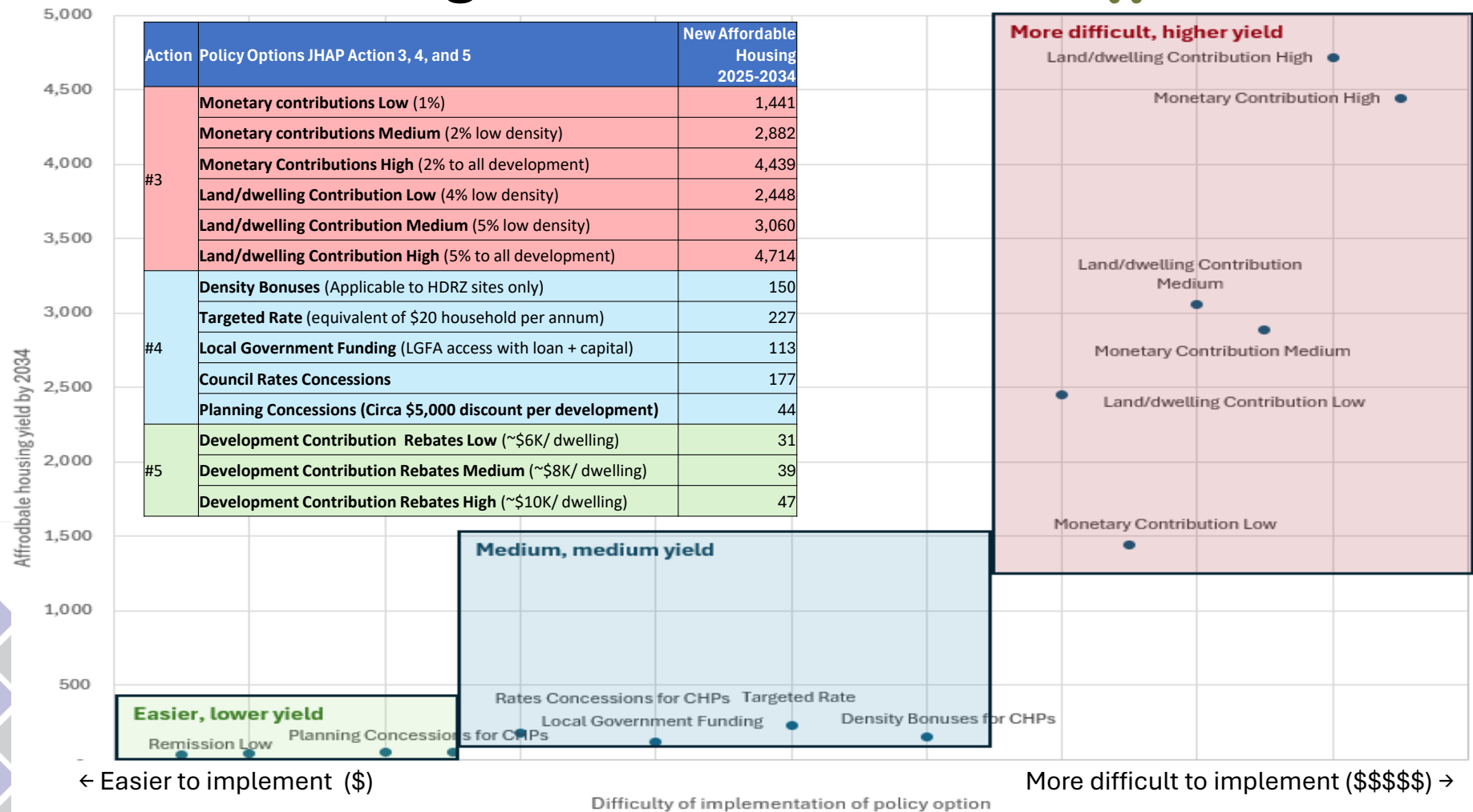
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Retained affordable
housing section through
inclusionary zoning

\$341,000 land contribution
5% x (20 sections x \$341k as
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Note: dwelling value not
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Affordable housing outcomes



Partnering and Influencing – Action 6

ACTION 6

Support wider advocacy to influence financial institutions to invest in affordable housing solutions e.g. pension fund investment in build-to-rent housing in Greater Christchurch.

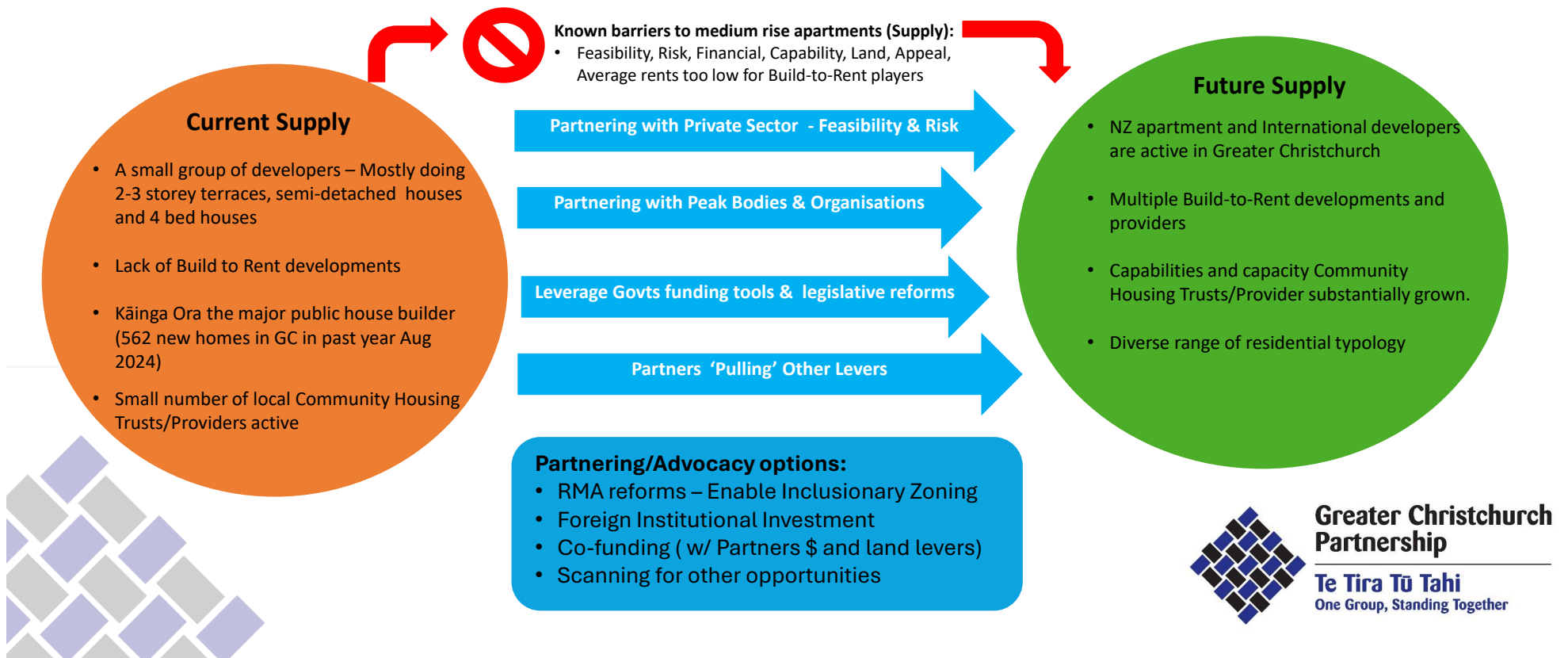


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Action 6 – Influencing investment in GC

What avenues are there for Partners through advocacy and partnering to increase the quantity and diversity of affordable housing options in well serviced areas?



In-direct support - Actions 1, 2 and 7

ACTION 1

Identify publicly-owned sites (Crown and Council) appropriate for affordable housing development across all three council districts; and determine what is required to acquire/consolidate these for development.

ACTION 2

Identify mechanisms to enable development of affordable housing on public land.

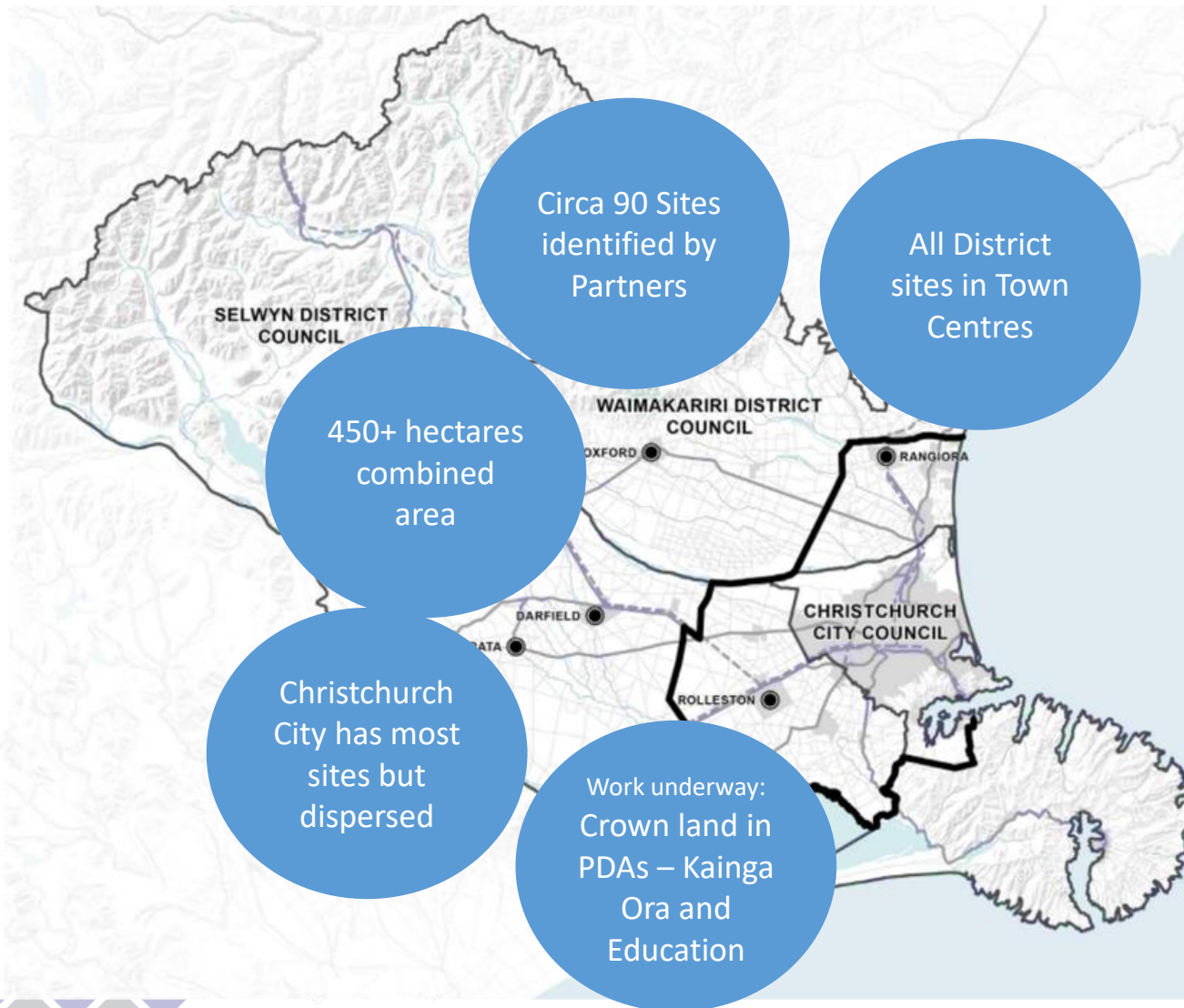
ACTION 7

Investigate expanding or mirroring the Ōtautahi Community Housing Trust model (providing charities and charitable community housing providers access to finance and land)



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Mapping of sites for potential affordable housing

- ❖ No Partners prioritise Affordable Housing in surplus property decision making
- ❖ Opportunity to include:
 - i) Give priority in policies;
 - ii) Offer \$ discount in policy;
 - iii) Consult early-on



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Key messages

A Growing Problem –The affordable housing 'gap' is growing and Partners cannot rely on their planning regulation tools to positively influence it.

Partnering magnifies influence -

By working with the housing not-for-profit sector Partners can magnify their levers: 1) funding; 2) leverage land holdings; 3) establishing pro-affordable housing policy settings; 4) Influencing and advocacy.

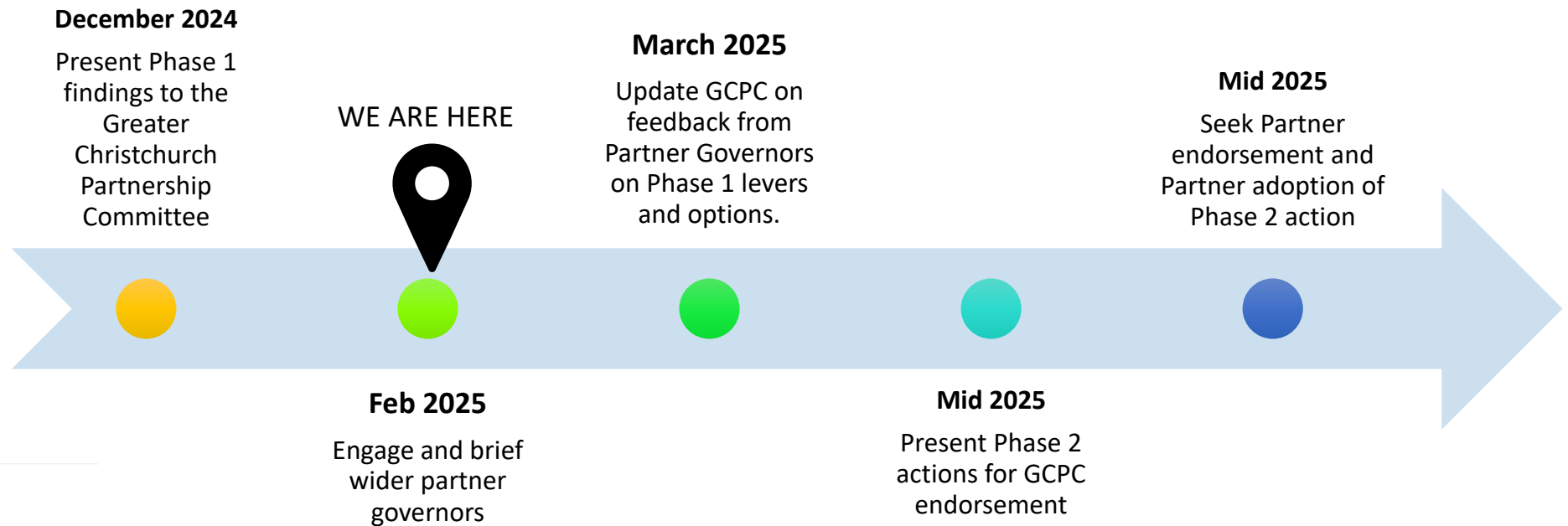
Exploring options together - This workshop is the first step in engaging with Partners to explore options to inform development of Phase 2 implementation of the Joint Housing Action Plan.



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Where to from here?





MEMORANDUM

TO: Sharon Mason - Chief Executive Officer

FROM: Robert Love - Executive Director – Development and Growth

DATE: 26 February 2025

SUBJECT: CASTLE HILL COMMUNITY ENERGY PROJECT

1. Context/ proposal

Members of the Castle Hill community have come together to lead an energy project with the aim of improving the energy resilience of the Castle Hill Township before, during and post an adverse event, and to assist in reducing carbon emissions of the Village.

The project would include at a minimum solar generation (rooftop and/or ground based) but may also include energy storage via batteries.

They have approached Orion and have been accepted into the Community Energy Activator programme. This programme seeks to work collaboratively with communities in Christchurch and Selwyn to provide support for community energy projects. More information on this programme can be found at: https://www.oriongroup.co.nz/our-story/the-latest/energy-pilot-launches?_ga=2.61194092.1334245236.1732658486-1932206686.1732658485

This group presented to Council on 23 October 2024, with this memo forming part of the Council response to this project, and to set out Council's position on its potential involvement in the project. The group asked three key questions of Council:

- 1- Is this an initiative Council could support in principle?
- 2- Can SDC assets be included in the proposal?
- 3- Can SDC provide/lease or land for a ground-based solar array?

Additional information on this community led project and group can be found at: <https://www.chca.org.nz/residents-info/community/comm-energy-proj/>

The Community Group has been involved in the drafting of this memo, and have provided these additional comments:

As confirmed by our community survey, the main objective for residents is to increase energy supply resilience for the village.

Key elements of energy resilience for our community during an emergency are:

- *Power to the hall for either Civil Defence staff or residents, including lighting, fridge freezers, cooking facilities etc;*
- *Charging of batteries associated with emergency management actions, as well as batteries for communication needs;*
- *Communications not reliant on the main grid, eg WiFi via Starlink;*
- *Provision of fresh water via the village reticulation, and ideally;*



- *Provision of waste water services via the village reticulation, (noting that this may not be possible in some emergency scenarios).*

For clarification, heating and power for residents' homes during an emergency or daily operation are out of scope for this initial phase. However there may be interest from residents in exploring generation and power sharing arrangements in a yet-to-be scoped second phase of this project.

Options analysis

The current focus for the group is completing a detailed options analysis, including high level technical design details and a discussion of benefits and constraints. This piece of work will also determine which of the options has the lowest cost of energy supply for the best return on the solar and battery investment. Please let us know if you would like to see this options analysis once completed.

Below are the key points from this work in progress.

- *A community battery and the ability to 'isolate' the village from the main grid is a critical component of any solar generation solution implemented.*
- *The battery would be best located within the low voltage network of the village, rather than connected to the main 11 kV line from the substation.*
- *The solar panels can be located on the ground, on Council asset roofs or on residents' roofs in the village. It is also feasible to draw excess power from panels on residents' roofs to top up the battery for a fee.*
- *From our discussions with a wastewater engineer familiar with the waste water plant, there are no technical reasons preventing panels being sited either around the pond or on the irrigation field itself. Other options may also be available, depending on the availability of land and the number of panels required.*
- *Assuming that Council agree for the power needs of SDC assets during normal operation or an emergency to come from our proposed project, the options for Stage 1 of the project are:*
 - o *1. Battery/rooftop solar array (SDC and residents)/ground based array. (This is the preferred option for both resilience and capacity reasons.)*
 - o *2. Battery/rooftop solar array (SDC and residents). (Currently, excess from residents' rooftop solar alone is estimated to be insufficient to provide certainty of supply to Council assets.)*
- *Our current modelling proposes a small array (100-200 panels initially), which Orion have confirmed can be accommodated on the current grid infrastructure at Castle Hill with no constraints on location (close to the substation or within the village).*
- *We are investigating a number of funding sources for this project and would also welcome the chance to consider a loan from SDC.*
- *Further, an agreement from Council to have assets powered by the Community Energy Project would necessitate a power purchase agreement for Council power use to be negotiated.*

Upcoming engagement opportunities

- *We have joined Rewiring Aotearoa's network of community energy projects.*
- *Our next Castle Hill community engagement is scheduled for Sunday 2 March 2025 following the community association's AGM. We have also organised a solar walk around the current rooftop solar arrays in the village to further inform residents and potential residents about installing solar panels up at Castle Hill.*
- *Our project will feature as a case study in the Orion Activator Programme report, due out on 19 March 2025.*



- *This report and our case study will also feature at Downstream, the Energy Sector's Annual Strategic Forum being held in Christchurch on 20-21 March 2025.*

2. Regulatory background

Resource Management Act considerations:

The project would be considered to be a 'small and community-scale electricity generation' activity, which is generally enabled within the District Plan. However, further details on the scope and scale of any development would be needed to inform the regulatory pathway.

Building Act considerations:

Roof mounted solar arrays:

Building roofs are designed to support a level of dead load which typically caters for the majority of solar panel installation, however given the alpine environment consideration also needs to be given to ensure that the installation will not lead to a buildup of snow which could adversely affect the structural performance of the building.

Ground mounted solar arrays:

Unfortunately, the Schedule 1 of the Building Act 2004 Clause 28C provisions for ground mounted solar panel arrays outside of rural areas does not apply to Castle Hill township due to its location in a lee zone for wind requiring specific engineering design.

Dependent on the nature of the installations, there are two potential pathways for ensuring compliance under the Building Act:

1. Building Consent application, which would involve full technical review of installation to ensure compliance with the relevant sections of the NZ building code, and onsite inspection at the completion of the installation prior to issuing a code compliance certificate, or
2. Territorial Authority Discretionary Exemption application under Schedule 1 Clause 2 of the Building Act 2004, where the same level of documentation would be needed to support the application with the fundamental difference being the building owners is responsible for ensuring the work complies with the NZ building code, (ie; no technical review or inspections by council).

We would recommend obtaining building consents for the work given the environmental conditions requiring specific engineering design (snow, wind).

3. Strategic Alignment

This project aligns with the strategic directions provided in Future Selwyn. More specifically it aligns with the following:

A great place to call home:

- ResC-1 Focus on place-based solutions and the needs of local communities
- ResC-2 Enable and enhance community resilience
- ResC-3 Empower collective action, responsibility and community-led initiatives



- ResC-4 Reduce risks faced by communities from natural hazards and the impacts of climate change
- ResC-5 Increase our readiness for emergencies and disasters
- ResC-6 Increase our ability to effectively respond to and recover from emergencies and disasters

A healthy and restored environment:

- LWEL-3 Promote the use of renewable resources over non-renewable resources

Livable low carbon towns:

- LLCT-7 Strengthen the resilience of towns to natural hazards and climate change

4. Selwyn District Council's involvement

Council currently has the land holdings within Castle Hill indicated in figure 1, including a community hall. Additionally, Council has the following water assets within Castle Hill:

- Freshwater reticulation and storage
- Wastewater treatment and disposal



Figure 1: SDC land in Castle Hill

Based on discussions with the Property and Infrastructure Teams these recommended opportunities exist for Council's involvement:

- Community Hall roof
- Reserve land adjacent to the Hall
- Infrastructure land and/or on infrastructure buildings roofs

Emergency Management Considerations:

The development of 'off the grid' energy generation capacity in Castle Hill has the potential to improve the resilience of this township.



Council does have water infrastructure located in this township which is reliant on the network grid. This project has the potential to ensure that these pieces of critical infrastructure can continue to function in a disaster where the network grid goes offline. However, further investigation would be required to assess the energy requirements of this infrastructure.

Additionally, in an event such as Alpine Fault 8 Castle Hill would most likely be cut off from the rest of Selwyn and would act as a forward operating base for an emergency response. Currently the only existing alternative generation is a 22kva fixed diesel generator reliant on the availability of fuel.

5. Next steps

Council has multiple possible options available to it regarding its involvement in the project. The options are:

- Have no further active involvement other than as a regulator for the activity and construction.
- To help support the Community Group in the development of the project but don't commit land or funding.
- To either provide land, or the use of land for generation.
- To develop generation on Council land ourselves.
- To provide funding for this project, subject to a future annual plan or long-term plan process.
- To become a customer of this Community Energy Project to power Council assets.

Depending on the direction given by Council in this briefing a report can be brought back to Council to formalise Council's position and ongoing involvement. Noting that no funding currently exists with budgets to contribute to this project.

Figure 1

A handwritten signature in blue ink, appearing to read 'R Love'.

Robert Love

Executive Director – Development and Growth

MEMORANDUM

TO: Chief Executive Officer
FROM: Emma Larsen – Head of Planning
DATE: 11/02/2025
SUBJECT: **Resource Consents Dashboard**

The purpose of this briefing is to demonstrate our new public dashboard for resource consents, published on the Council website. The dashboard will go live the week beginning 17th February and will be located at this link on a page called Resource Consent Statistics:

[Selwyn District Council - Resource Consent](#)

The dashboard can be viewed directly at these links

- [Desktop version](#)
- [Mobile version](#)

The dashboard shows detailed listings of applications received and decisions issued which can be searched by keyword or address and filtered by date.

The dashboard also shows some trends in terms of applications received and decisions issued relative to previous years, as well as our average processing days.

This initiative is part of our commitment to improved customer service and transparency around our regulatory functions.



Emma Larsen
Head of Planning

Selwyn District Revaluation Overview 2024



Legislation and Rules



- Rating Valuation Act 1998
- Rating Valuation Rules 2008
- Our Auditors – The Office of the Valuer General



Rating Valuations Vs Market Valuations



Rating values are a 'snapshot' of the market at a single point in time



If market prices change, a rating valuation cannot be expected to represent the market value for an extended period



Rating values do not include plant and chattels, or trees.
Rating valuations assess as freehold, not a leasehold interest



The community and market set property value levels
– QV interprets this to form rating values

OVG Audit -Traffic Light System



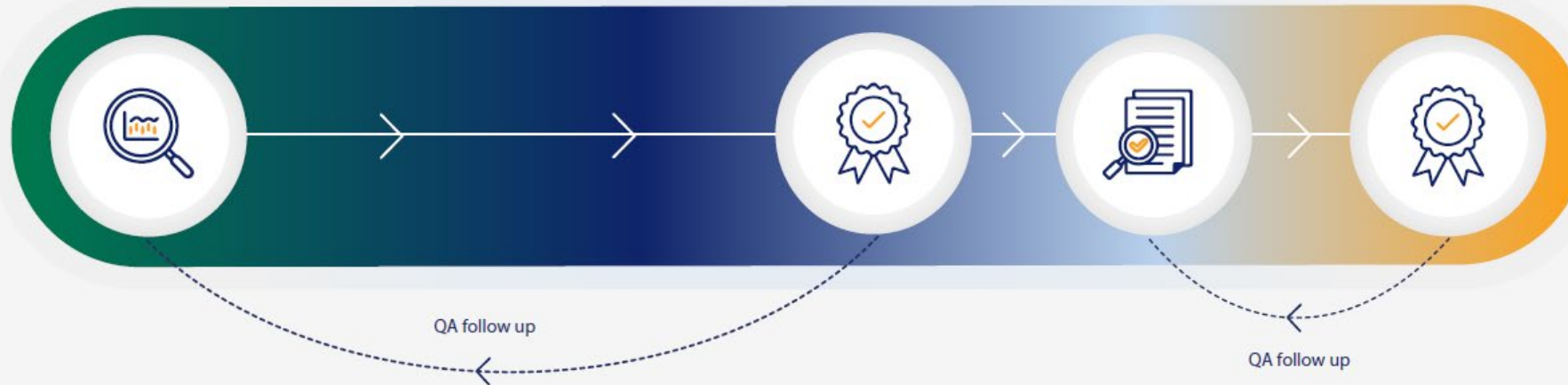
A diagrammatic representation of the 2024 revaluation certification criteria and post audit outcome stages is as follows:

Initial revaluation review status	Scope of information or valuation modification required	Delay	Length of delay ¹	Differences file required (with reasons)	Pre audit testing required to be returned	Further on-site audit	Further audit charges
Green	Minor	No	None	Yes	Yes	No	No
Blue	Minor to Moderate	Yes	Up to two weeks.	Yes	Yes	No	No
Orange	Moderate to High	Yes	1 – 3 months	Yes	Yes	Possible but unlikely	No
Purple	High	Yes	3 – 5 months	No	No	Yes	Yes
Red	Significant	Yes	6 months	No	No	Yes	Yes

Process



Revaluations and Quality Assurance



01

Market Research

- Strategic overview
- Collaboration with council - planners, property teams, resource consents issued.
- Refresh of operative zone codes plus intel and data for proposed zone codes
- Consideration of the National Policy Statement on Urban Development where applicable
- Other registers, such as EQP buildings and NBS ratings, existing or new natural hazards or issues, weather tightness issues, contaminated sites, Maori Land.
- Purify sales-i.e. no 12s, update DVR and values where necessary

02

Quality Assurance

- Sales analysis-improved and vacant
- Secondary evidence - Real Estate Agents, Valuers, property professionals.
- Compile basis draft
- Compile sales maps
- Compile bench mark sales
- Compile proposed Market Adjustments for all category types
- Apply Market Adjustments for residential and check OVG statistics
- Identify any potential cusps at this point and provide summary of action plan

03

Validation of Values

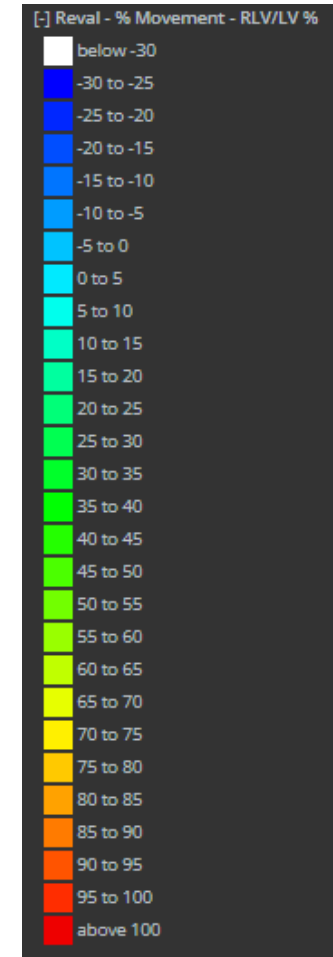
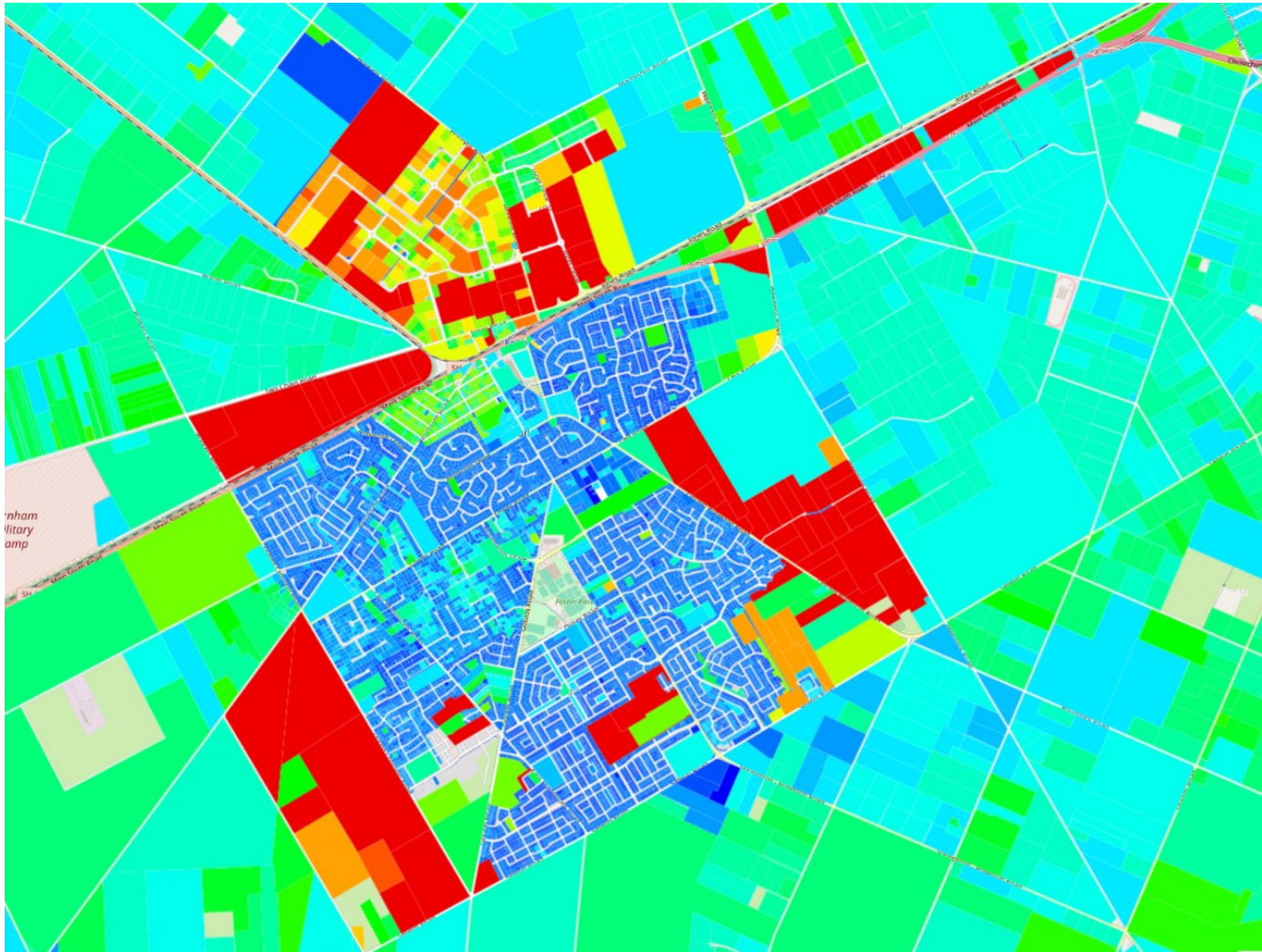
- Line flow process
- Data betterment process
- DVR fields, worksheets etc.
- Use of QV Mapping
- RTV and HPI validation tools

04

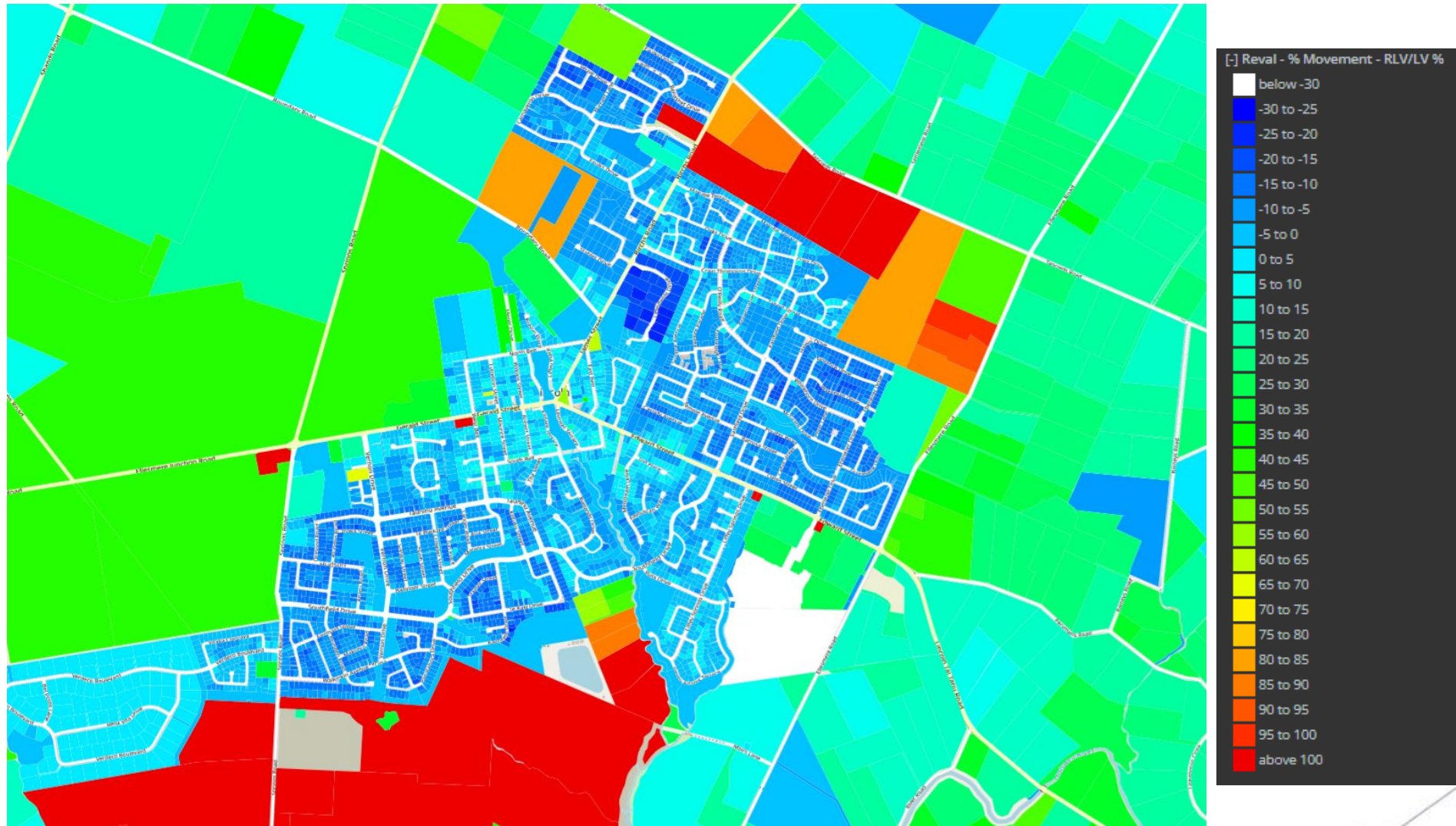
Quality Assurance

- Final stats testing
- Mapping checks
- Error and outlier testing
- Substantive testing

Rolleston Thematic Map – RLV/LV Change



Lincoln Thematic Map — RLV/LV Change



Strategic Overview



MACRO MEASURES

National Unemployment Rate

June 2024 – 4.6%

Annual change (3.4%) – Increasing



Change from March 2021 (4.6%) – Same



Net Migration

July 2024

+67,200

Annual change – Increasing



Change from 2021 – Increasing



Official Cash Rate

August 2024

5.25%

Change annually (-0.25%) – Decreasing



Change from 2021 (+5.00%) – Increasing



MICROECONOMICS



Population changes

Selwyn District's total population was **85,600** in 2024, up **4.0%** from a year earlier. Total population grew by 1.8% in New Zealand over the same period.



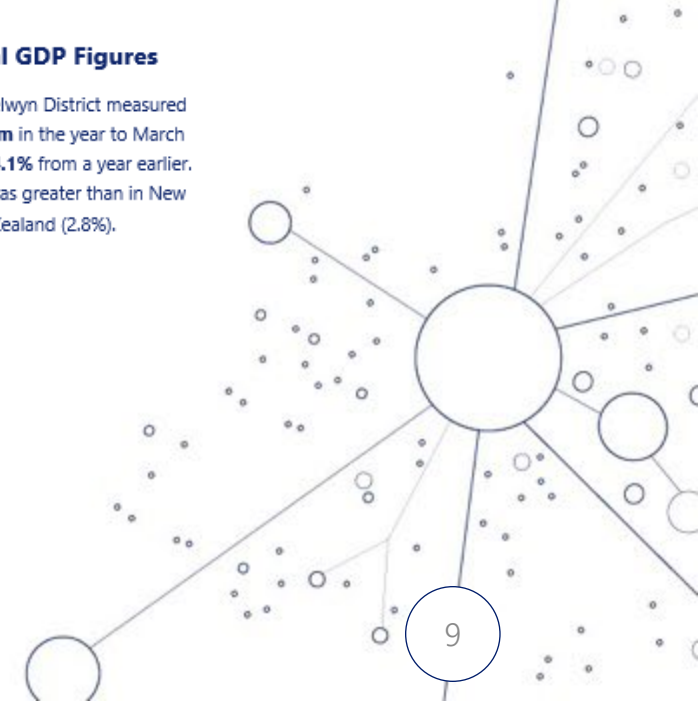
Unemployment rates

The annual average unemployment rate in Selwyn District was **2.2%** in the year to March 2023, down from **2.3%** in the previous 12 months.



Local GDP Figures

GDP in Selwyn District measured **\$3,574.8m** in the year to March 2023, up **4.1%** from a year earlier. Growth was greater than in New Zealand (2.8%).



Strategic Overview

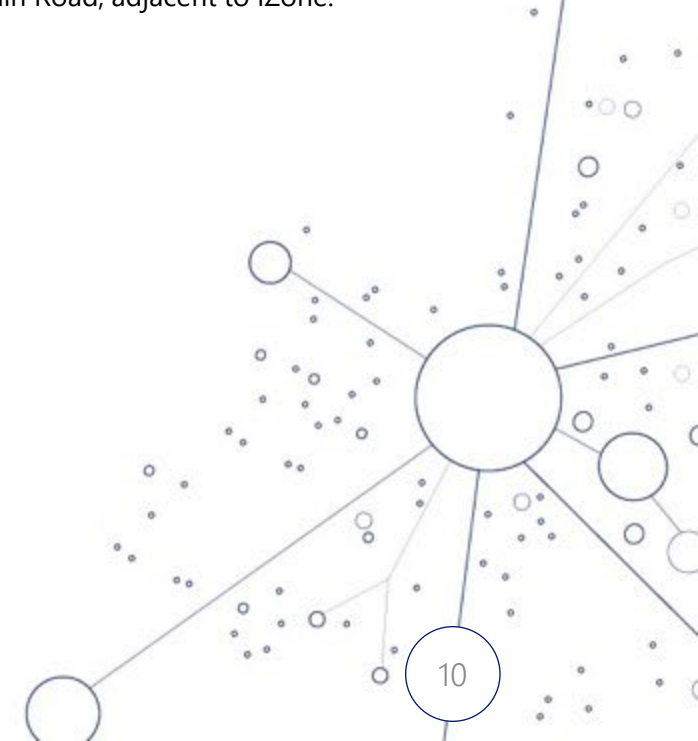


MAIN INDUSTRIES

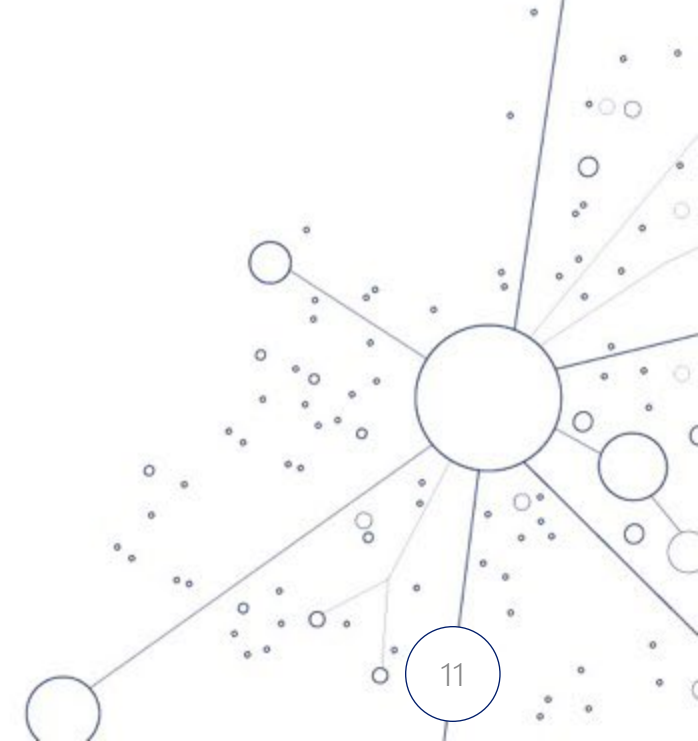
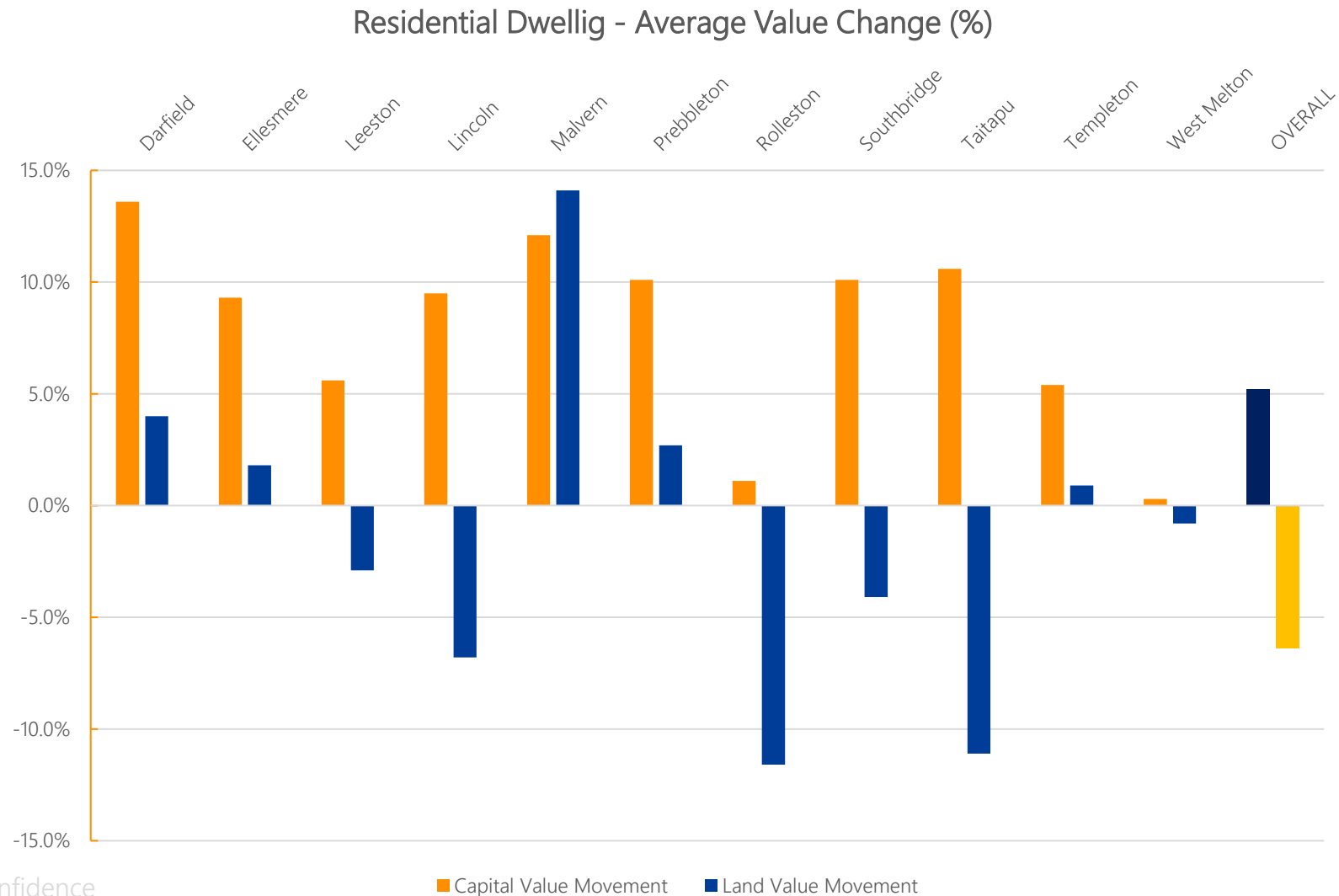


INDUSTRY CHANGES

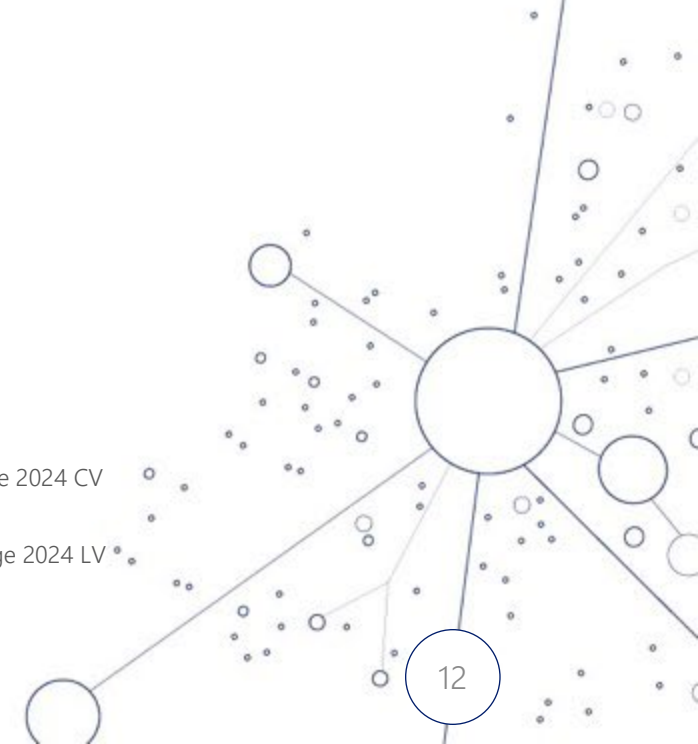
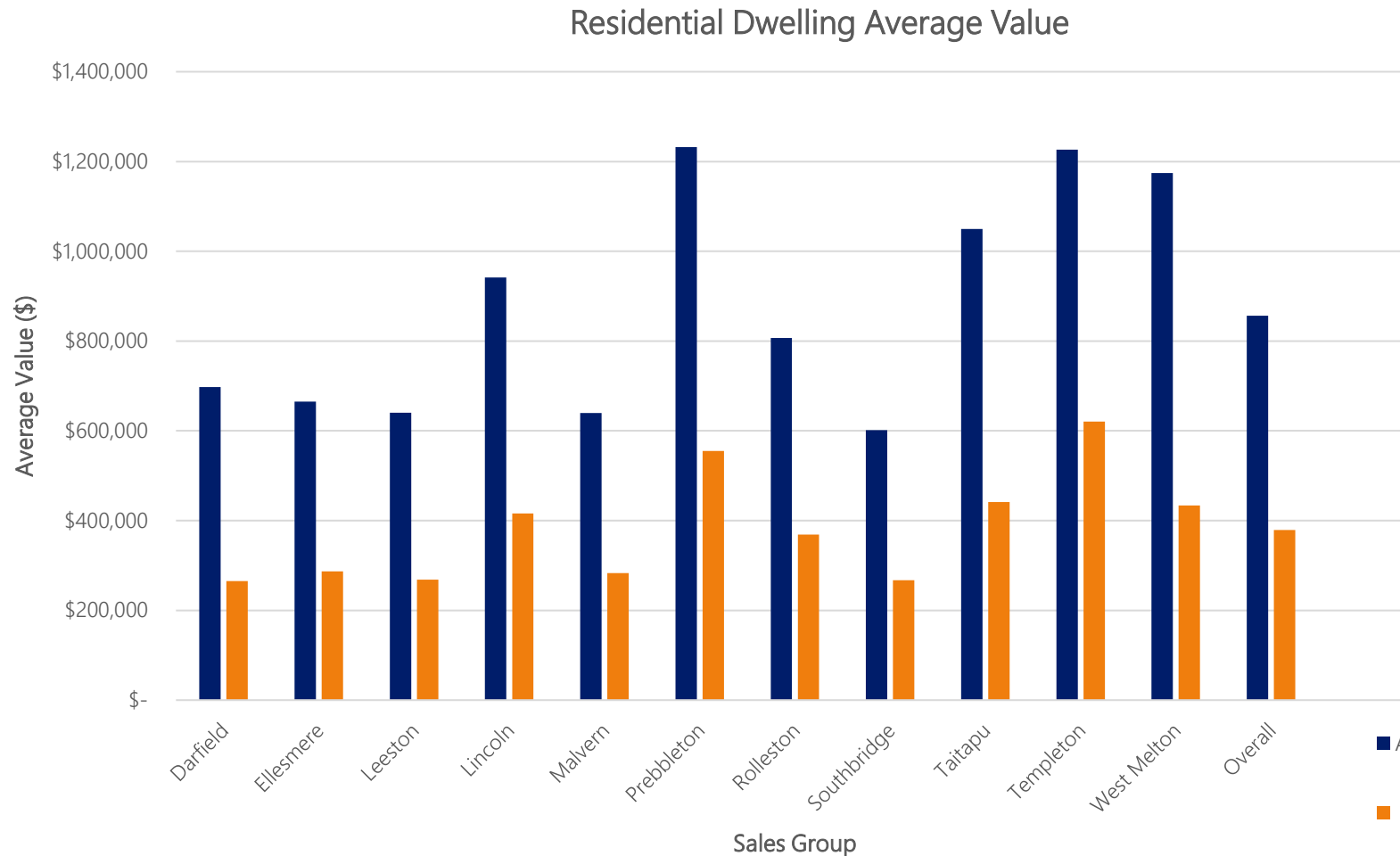
- Selwyn District is the fastest growing district in New Zealand. Census data this year shows the population has grown 17,583 or 29% in the last 5 years
- Continuing expansion of the townships with new land zoned for Residential under Private Plan changes coming through.
- New Industrial Zoned land along Two Chain Road, adjacent to IZone.



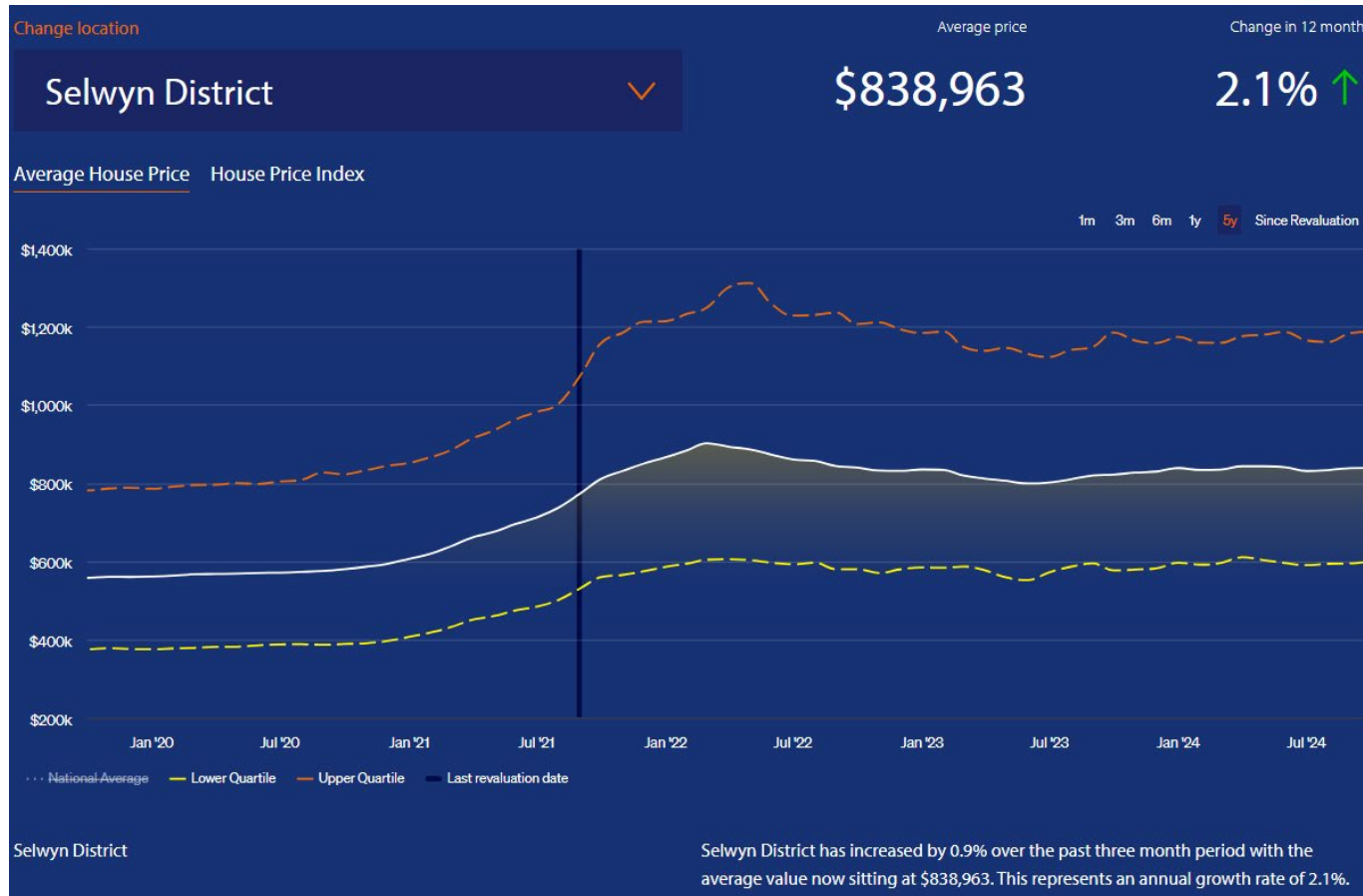
Strategic Overview - Residential



Strategic Overview - Residential



Selwyn District House Value Market Movement



Strategic Overview - Business



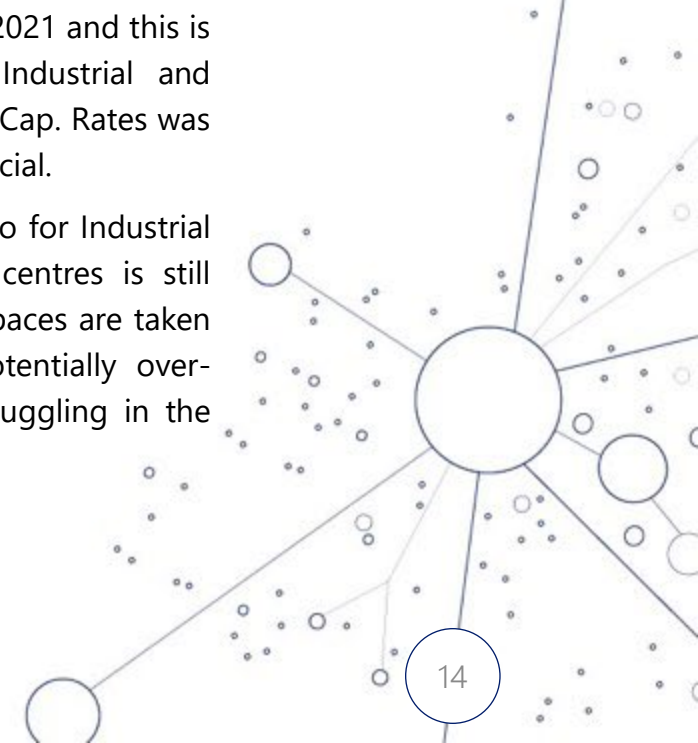
COMMERCIAL & INDUSTRIAL

Sector	Rental range
Commercial prime	\$350 - \$600
Commercial average	\$100 - \$350
Industrial prime	\$120 - \$150
Industrial average	\$100 - \$130

Sector	Yield range
Commercial modern	6.75% - 7.75%
Commercial average	7.00% - 8.50%
Industrial modern	5.75% - 6.50%
Industrial average	6.00% - 8.00%

Key Changes

- There has been a significant shift in the relativity of land values in the Rolleston Industrial area. Larger sites previously showed quite large discounts on a \$/m² basis but this discount is no longer as significant with there being demand for Industrial Land is these popular developments. Our median increase for Industrial Land is 53% in Rolleston.
- Costs of borrowing are generally higher than 2021 and this is reflected in increasing Cap Rates across Industrial and Commercial properties. Our general index for Cap. Rates was +0.50% for Industrial and +0.75% for Commercial.
- Rental levels are still seeing increases, more so for Industrial properties. While retail space in the main centres is still achieving good rental levels many of these spaces are taken up by Hospitality tenancies and this is potentially over-saturated with some of these businesses struggling in the current economic climate.



Strategic Overview-Rural & Lifestyle



Dairy Market

- Limited sales within the last 12 months, sales within the district and the wider Canterbury area indicated values up are slightly on the 2021 rateable value.
- Properties with good infrastructure, good water supply and low environmental constraints are in good demand.

Dairy Support Market

- The market for dairy support land has now returned to a steadier state level, with properties able to intensively winter graze a larger percentage of their properties still fetching a premium in the market.

Arable Market

- Some good market evidence during the last three years over the wider Canterbury market, typically lifting in value dependent on the property attributes and potential uses.

Pastoral Market

- Very much a dependent on the individual property profile. Those with the ability to engage in dairy support activities have increased in value

Lifestyle Market

- Properties within desirable localities are have continued to sell strong within the current market conditions
- The market peaked in early 2022 after the 2021 Revaluation date and generally has remained stable since that time with an increased number of listings on the market

RURAL

Terrain

Good fertile flats
Lower quality flats
Undulating – easy hill

Dairy

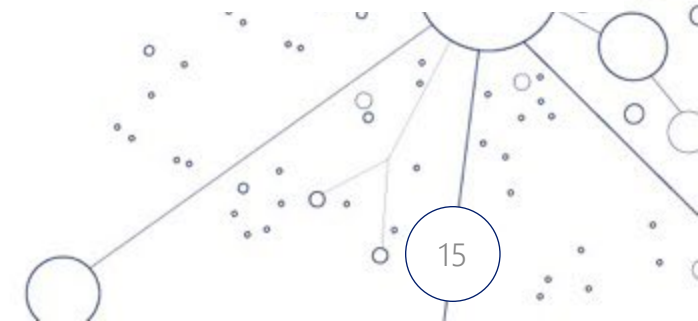
\$35,000 - \$45,000/ha
\$25,000 - \$30,000/ha
\$15,000 - \$20,000/ha

Terrain

Dairy Support
Good flats
Easy Hill
Medium hill

Pastoral

\$35,000 - \$50,000/ha
\$26,000 - \$45,000/ha
\$18,000 - \$28,000/ha
\$8,500 - \$18,000/ha



Revaluation Overview

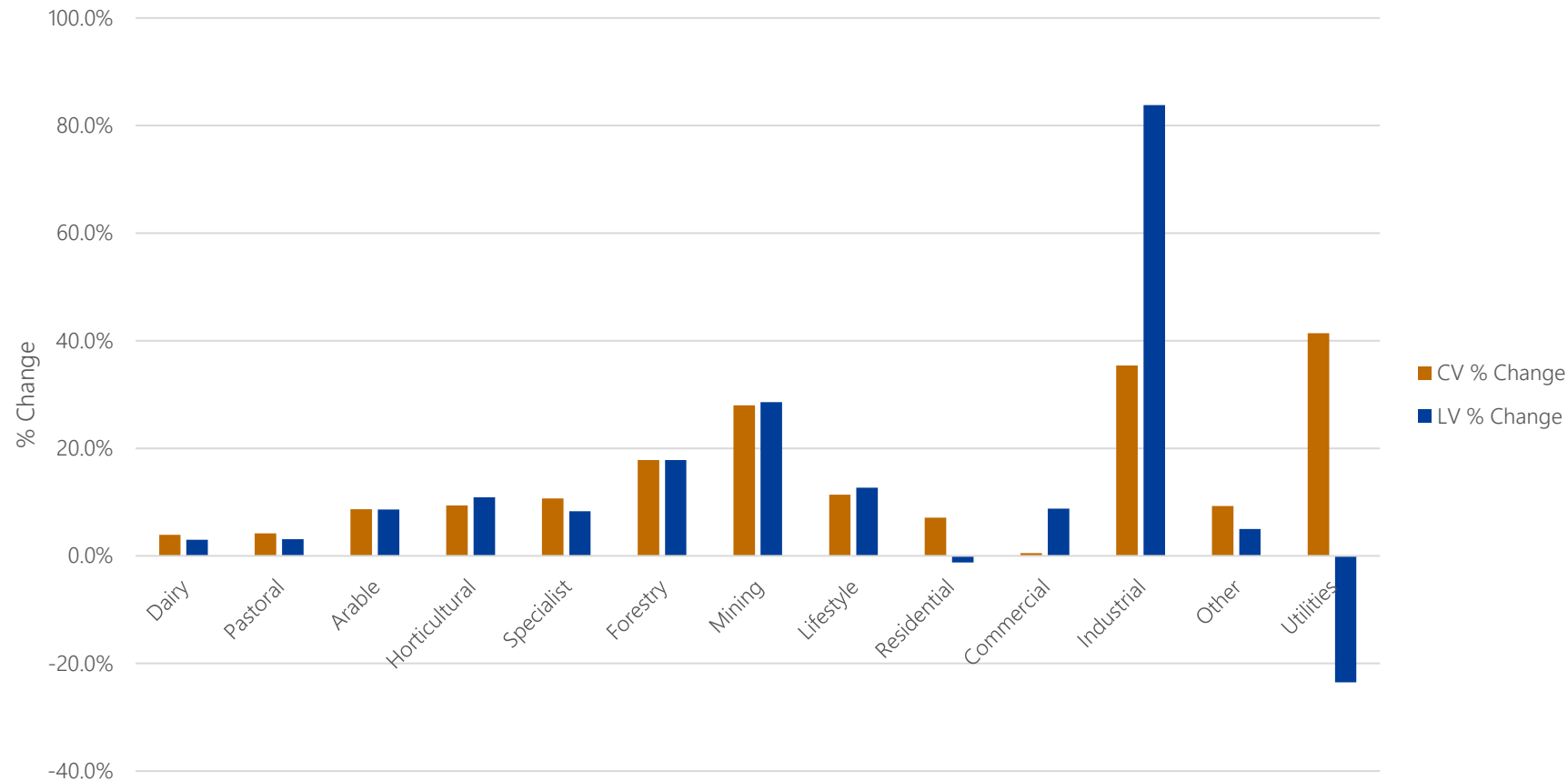


Sector	No. Assets	2024 CV (\$000)	% Change	2024 LV (\$000)	% Change
Dairy	303	2,782,240	3.90%	2,283,866	3.00%
Pastoral	738	2,305,637	4.20%	1,998,135	3.10%
Arable	481	1,808,941	8.70%	1,583,932	8.60%
Horticultural	51	133,530	9.40%	79,705	10.90%
Specialist	153	436,188	10.70%	242,643	8.30%
Forestry	84	40,710	17.80%	38,502	17.80%
Mining	10	24,576	28.00%	23,796	28.60%
Lifestyle	6,193	8,057,786	11.40%	4,416,745	12.70%
Residential	24,518	20,778,355	7.10%	10,147,164	-1.20%
Commercial	355	905,946	0.50%	320,450	8.80%
Industrial	598	2,486,907	35.40%	1,409,916	83.80%
Other	1,723	1,499,486	9.30%	538,093	5.00%
Utilities	585	1,645,736	41.40%	106,868	-23.50%
TOTAL	35,792	42,906,035	9.90%	23,189,814	6.10%

Revaluation Overview



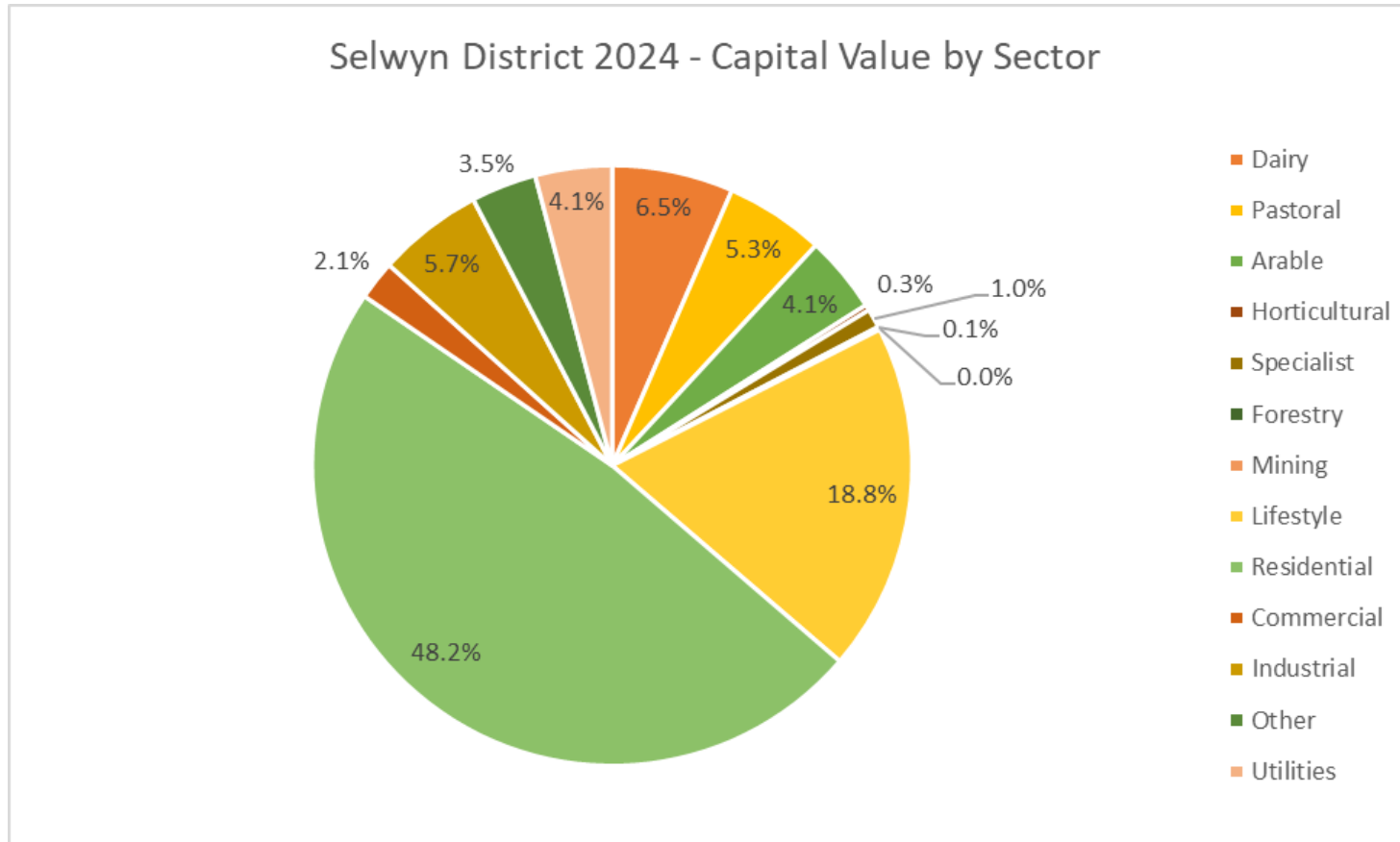
Selwyn District 2024 - Capital & Land Value Changes by Category



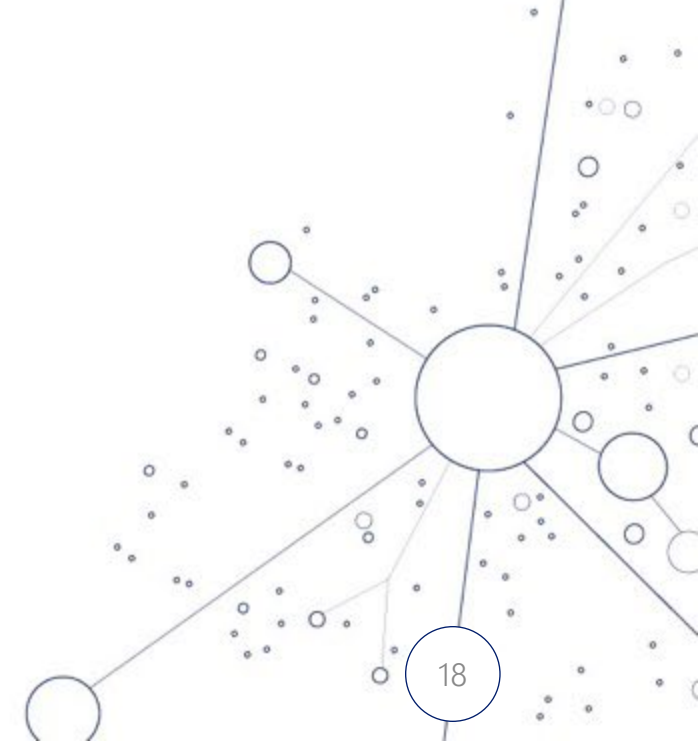
Commercial in confidence



2024 Capital Value by sector



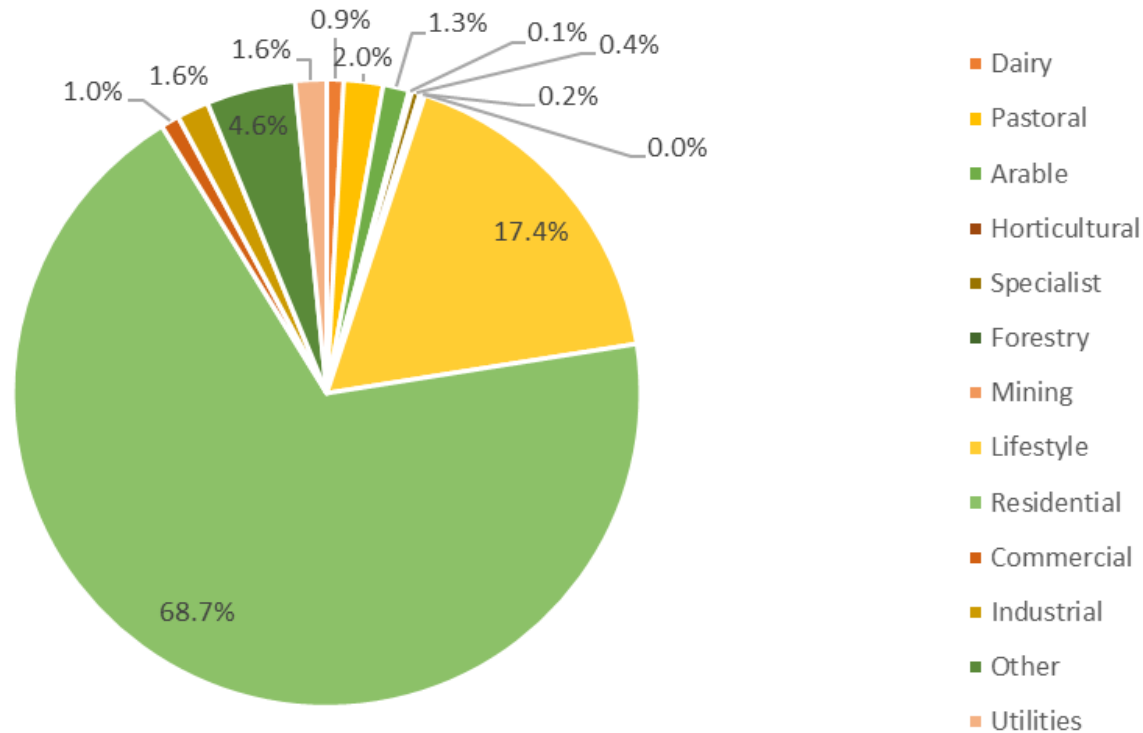
Commercial in confidence



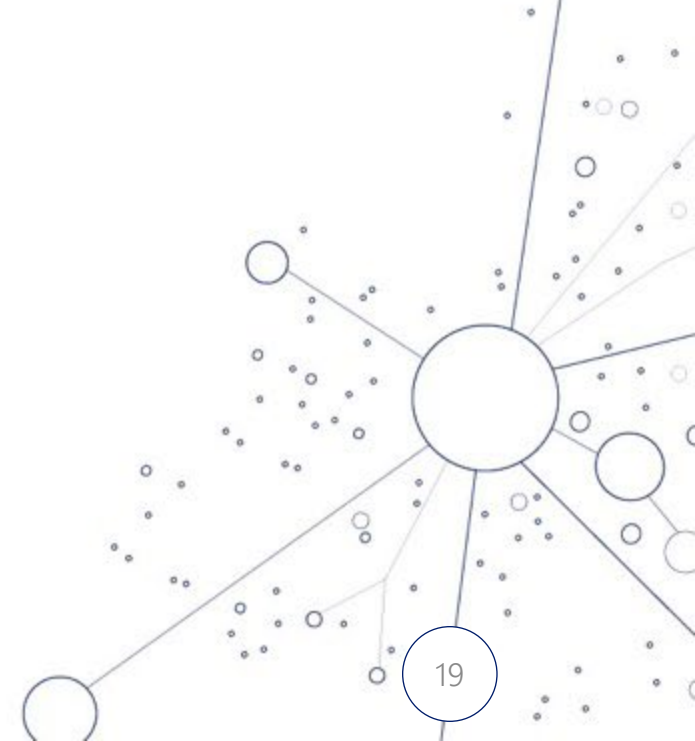
2024 Property Mix



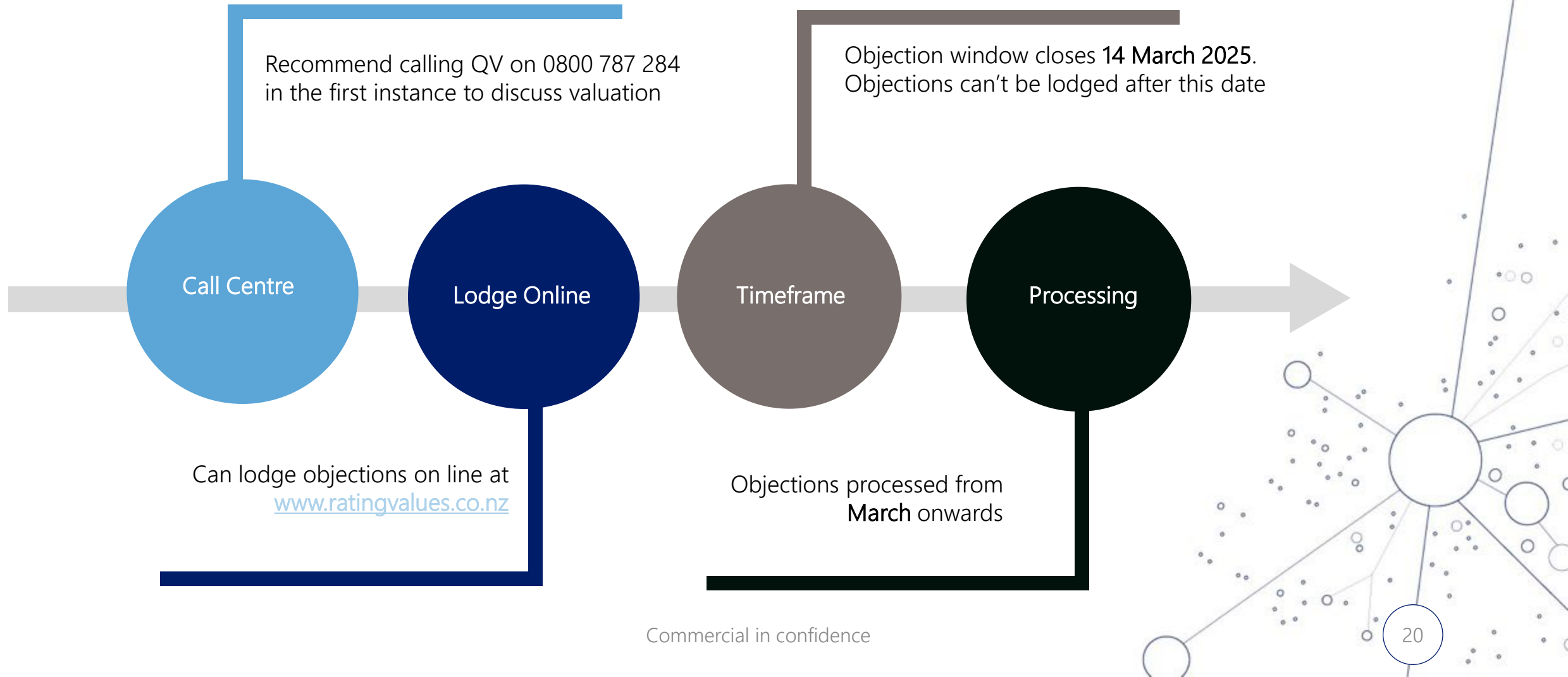
Selwyn District 2024 - Property Mix (by Number of Properties)



Commercial in confidence



Objections



Key Dates



Effective date of valuation: 1 September 2024

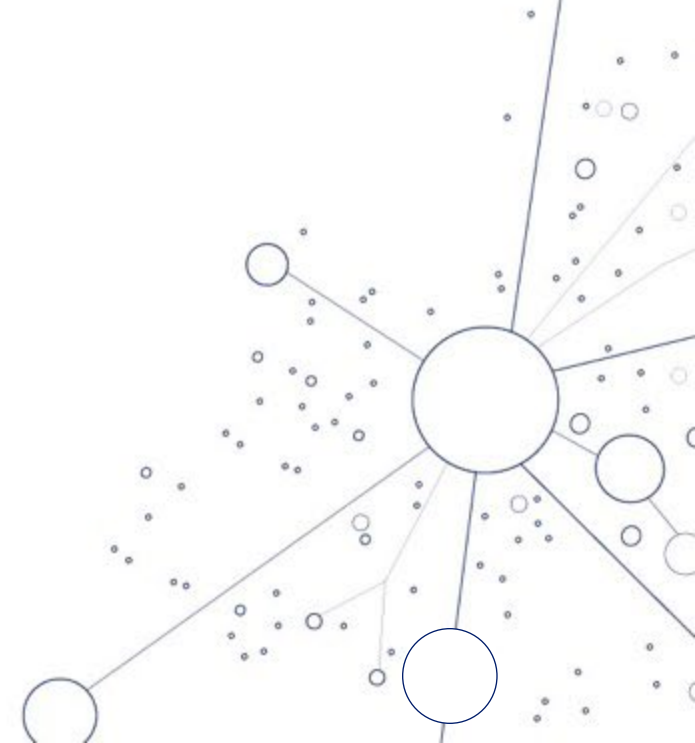
Owners notices posted from: 5 February 2025

Objection period closes: 14 March 2025

Used for rating purposes from: 1 July 2025



Ngā mihi nui



MEMORANDUM

To: Sharon Mason - Chief Executive Officer

From: Michelle Flay – Senior Policy Planner

Date: 11/02/2025

Subject: RESOURCE MANAGEMENT REFORM PROGRAMME UPDATE

Executive Summary

The government is delivering a three-phased approach to reforming the resource management system. These reforms impact all levels of the system, including responsibilities and functions of the Selwyn District Council (SDC). Key aspects of reform of particular interest to SDC include;

- Fast-track legislation has shifted decision-making on some regionally significant infrastructure proposals from local authorities to central government.
- Fast-track legislation may impact the 'Birchs Village' proposal in Prebbleton which is currently subject to a District Plan appeal. At this stage the appeal is still live and the proponent may pursue this proposal via the appeal or the Fast Track process.
- The first RMA amendment Act (Bill 1) deferred the requirement for territorial authorities to identify significant natural areas (SNAs) in district plans.
- The RMA amendments and national direction changes have the potential to impose additional mandatory obligations and costs on the Council that are yet to be understood.
- The regulatory impact assessments that have been prepared on the policy proposals indicate they only 'partially meet' the governments quality assurance criteria.
- The changes being progressed are numerous, often technical and are being delivered faster than ever before. This impacts the Councils ability to respond.
- Phase 3 will replace the Resource Management Act 1991 with legislation to be introduced to parliament before the end of 2025.

With the deferring or relaxation of direction, alongside the removal of local decision-making, council will need to be more directive on some issues (e.g. SNAs) without central government backing, as well as being subject to other decision-making processes (e.g. Fast-Track).

This complex programme of reform is making a wide range of policy changes faster than has previously been delivered and Council will need to respond accordingly.

Background of Resource Management Reform

The programme of resource management (RM) reform is ambitious and is being delivered in parallel to making system improvements to local government. These improvements include amending the Local Government Act 1974 and directing Councils to 'do the basics brilliantly'.

A three-phased approach to reforming the resource management system seeks to make it easier to get things done by:

- Unlocking development capacity for housing and business growth
- Enabling high-quality infrastructure, including doubling renewable energy
- Enabling primary sector growth and development, including aquaculture, forestry, farming, horticulture and mining.

While also:

- Safeguarding the environment and human health
- Adapting to the effect of climate change and reducing the risks from natural hazards
- Improving regulatory quality in the resource management system
- Upholding Treaty of Waitangi settlements and other related agreements.

The reforms are being led by Hon Chris Bishop as the Minister for RMA Reform, rather than the Minister for the Environment, who usually leads on processes related to the Resource Management Act. The Minister Responsible for RMA Reform has the authority to make decisions pursuant to section 24 of the Resource Management Act for developing national direction, so far as they relate to this reform, except for decisions related to the New Zealand Coastal Policy Statement, which are to be made by the Minister of Conservation.

Selwyn District Council's involvement in the reform process will be important in carrying out its advocacy responsibilities to ensure sensible, and financially prudent policy outcomes for the Selwyn community.

RM Reform Programme

Phase 1

Phase 1 repealed the Natural and Built Environment Act and the Spatial Planning Act (completed December 2023).

Phase 2

Phase 2 progresses targeted amendments to deliver objectives for Electrify NZ, Infrastructure for the Future, Going for Housing Growth and the Primary Sector Growth Plan.³ This is the current phase of RM reform, and comprises the following:

- Fast Track Approvals Act
- Targeted Changes to the Resource Management Act
 - Resource Management (freshwater and other matters) Act
 - Resource Management (Consenting and Other System Changes) Amendment Bill (Bill 2)
- The National Direction Work Programme

Fast-track Approvals Act

The purpose of the Fast-track Act is to provide a streamlined decision-making process to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

The Act contains a schedule of 'listed projects' and establishes a process for other projects that will be able to apply in the future. Listed projects within the Selwyn district are shown in the table below.

Listed project	Project detail	Status update
Birchs Village	530 residential allotments and a commercial precinct, including green corridors and pedestrian and cycle links.	A proposal to rezone this land has been considered and declined via the DPR process and is now subject to appeal.
Rolleston West Residential Development	Subdivide land and develop approximately 4,200 residential dwellings and 4 commercial centres and upgrade the intersection at Dunns Crossing Road and State Highway 1.	As part of a mediated agreement through the DPR process, it was agreed that this FTC application would not proceed.
Southern Screenworks Quarry Extension and Managed Fill	Expand the extraction of aggregate from the existing quarry and establish and operate a managed fill facility	Southern Screenworks have advised that they intend to pursue a resource consent process rather than progress their FTC proposal.

Targeted Changes to the Resource Management Act

Phase 2 targeted changes will be delivered through the following three distinct processes to amend the Resource Management Act (RMA) 1991 and amend and create new national direction (ND).

RMA (Freshwater and Other Matters) Amendment Act

The Amendment Act implements nine key changes to the RMA:

1. Excludes the hierarchy of obligations in the National Policy Statement for Freshwater Management (NPS-FM) from resource consenting.
2. Repeals the low slope map and associated requirements from stock exclusion regulations.
3. Repeals the permitted and restricted discretionary activity regulations and associated conditions for intensive winter grazing from the National Environmental Standards for Freshwater (NES-F) and replaces these with new regulations for setbacks from waterways and critical source areas
4. Aligns the provisions for coal mining with other mineral extraction activities under the National Policy Statement for Indigenous Biodiversity (NPS-IB), NPS-FM and NES-F.
5. Suspends for three years (until 25 October 2027) requirements under the NPS-IB for councils to identify new Significant Natural Areas (SNAs) and include them in district plans.

6. Speeds up and simplifies the process for preparing and amending national direction, including national environmental standards, national planning standards, national policy statements and the New Zealand Coastal Policy Statement.
7. Clarifies regional councils' ability to consent discharges that would result in significant adverse effects, provided receiving waters are already subject to such effects, and conditions reduce effects over time.
8. Pauses the rollout of freshwater farm plans until work to improve the system is finalised.
9. Restricts notification of freshwater planning instruments (regional policy statements and plans that give effect to the NPS-FM 2020) until a new NPS-FM takes effect or 31 December 2025. This has resulted in a postponement of the notification of the replacement Canterbury Regional Policy Statement.

Resource Management (Consenting and Other System Changes) Amendment Bill and national direction work programme

The second RMA amendment bill will be accompanied by a number of changes to national direction. The changes can be grouped into four packages:

The infrastructure and energy package will:

- Develop further national direction to enable a range of energy and infrastructure projects, including a new National Policy Statement for Infrastructure.
- Provide a consistent approach to quarrying across the resource management system.
- Extend the duration of port coastal permits by a further 20 years.
- Change the National Environmental Standard for Telecommunication Facilities to keep up to date with technological developments and give telcos greater certainty and reduced consenting costs as they upgrade their infrastructure.
- Give effect to the Government's Electrify NZ reforms to make it easier to consent renewable energy.

The housing package will:

- Enable the first pillar of the Government's Going for Housing Growth policies.
- Require councils to demonstrate compliance with the 30-year Housing Growth Targets.
- Provide councils with the flexibility to opt out of the Medium Density Residential Standards.
- Simplify heritage management.
- Develop new national direction to enable granny flats and papakāinga.

The farming and primary sector package will:

- Amend the National Policy Statement on Highly Productive Land to make it clear that indoor primary production and greenhouses are permitted on highly productive land.
- Specify that farmers are allowed to build new specified infrastructure such as solar farms on highly productive land.

The emergencies and natural hazards package will:

- Provide a comprehensive, nationally consistent framework for addressing the risks posed by natural hazards, including risks from climate change, as a single instrument.
- Include improved emergency provisions to better enable rapid responses to disasters.

The second RMA amendment bill is expected to be passed into law in mid-2025.

National direction work programme

The government has announced the largest package of national direction ever delivered in New Zealand's history. Appendix 2 outlines the planned scope of the national direction work programme, with public consultation expected imminently. To achieve the governments ambitious timing of decisions in the second half of 2025, the timeframe for submissions is likely to be short.

Phase 3

The government is proposing to replace the RMA with two new laws.

One law will focus on managing the environmental effects that arise from activities we use natural resources for. The other law will focus on enabling urban development and infrastructure. This will be aligned with the Government's Going for Housing Growth plan and its 30-year National Infrastructure Plan.

Cabinet has agreed that the new resource management system should be developed in accordance with the following principles:

- Narrow the scope of the effects it controls.
- Establish two Acts with clear and distinct purposes – one to manage environmental effects arising from activities and another to enable urban development and infrastructure.
- Strengthen and clarify the role of environmental limits.
- Provide for greater use of national standards to reduce the need for resource consents and to simplify council plans, so that standard-complying activity cannot be subjected to a consent requirement.
- Shift the system focus from consenting before works are undertaken to strengthened compliance monitoring and enforcement.

- Use spatial planning and a simplified designation process to lower the cost of future infrastructure.
- Achieve efficiencies by requiring one regulatory plan per region jointly prepared by regional and district councils.
- Provide for rapid, low-cost resolution of disputes between neighbours and between property owners and councils, with a Planning Tribunal (or equivalent) providing an accountability mechanism.
- Uphold Treaty of Waitangi settlements and the Crown's obligations.
- Provide faster, cheaper and less litigious processes within shorter, less complex and more accessible legislation.

Timing and Status

Phase One – complete

Phase Two – partially complete

- Fast-track Approvals Act – Has been enacted and substantive applications can now be considered by the EPA. The Fast-track process and timeframes are set out in Appendix 1.
- RMA (freshwater and other matters) Amendment Act – complete
- Resource Management (Consenting and Other System Changes) Amendment Bill – with the select committee, which is due to report back to parliament on 17 June 2025
- National direction work programme – public consultation anticipated imminently

Phase 3 – in progress. An expert advisory panel has provided advice to the Minister for RMA Reform and legislation is being developed by the Ministry for the Environment.

Introduction of two new Acts are anticipated in the 4th quarter 2025 and subsequently enacted ahead of the next general election in 2026.

Next Steps

Council may have an opportunity to make an oral presentation to the select committee in support of the Councils submission on RM Bill 2 and this will be made by the Chair of the Housing and Urban Development Subcommittee. There will also be an opportunity for Council to submit on the national direction work programme as well as Phase 3 legislation. It is anticipated the Phase 3 legislation may coincide with the local government elections.

Due to the complexity and breadth of matters to be progressed by the government, staff are interested in feedback and direction on matters the Council would like submissions to focus on.



Michelle Flay

SENIOR POLICY PLANNER

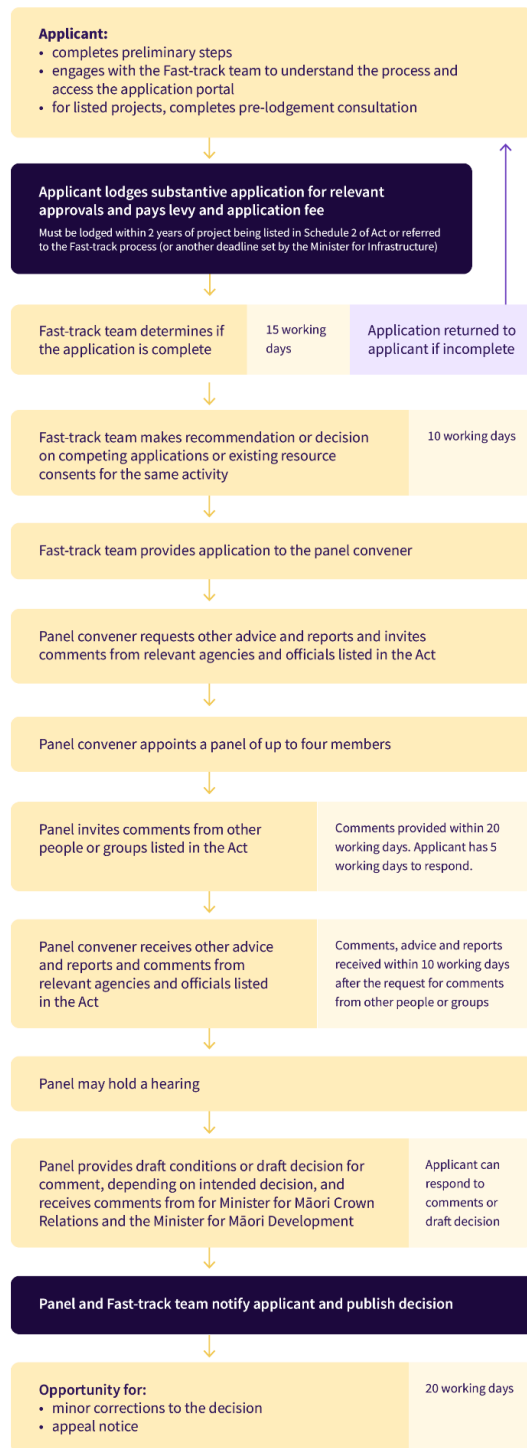
Endorsed For Agenda



Emma Larsen

ACTING EXECUTIVE DIRECTOR DEVELOPMENT AND GROWTH

Appendix 1 – Fast-track process steps and timing



Appendix 2 – Anticipated Scope of the National Direction Work Programme¹

Integrated National Direction Package	
Infrastructure and Energy	Housing and Urban Development
<ul style="list-style-type: none"> • NES Telco Facilities • Update the maximum pole heights in residential areas to reflect requirement for Medium Density Residential Development through the NPS-UD • Update cabinet sizes in residential areas to support infrastructure resilience and the roll out of 5G technology • Update antenna dimensions (eg, size and height) to reflect 5G technological developments and to avoid larger radio frequency fields from entering the public domain • Consider the expansion or amendment of some permitted activities under the NES-TF, in particular to accommodate temporary facilities or emergency activities • NPS Infrastructure (new) • NPS to provide consistent consenting pathways for enabling the development, operation, maintenance and upgrade of infrastructure while managing its effects across a range of natural environments • The interface between infrastructure activities and other activities and people, including in the built environment. • NPS Renewable Electricity Generation • NPS Electricity Transmission • New content for National Policy Statement for Renewable Electricity Generation (NPS-REG) • New content for National Policy Statement for Electricity Transmission (NPS-ET) • These amendments will create more directive and enabling national direction for renewable electricity generation, transmission and distribution. • Work on national environmental standards for renewable electricity generation, electricity transmission and distribution will follow the national policy statements. The national environmental standards will include nationally consistent rules for these activities, such as specifying activities that can be undertaken without consent, provided the standards are met. • The standards will replace the rules in Regional and District Council, meaning that consent processes will be more certain, and due to the enabling nature of the standards, be more likely to gain approval. • NES Electricity Transmission Activities • Amendments to NES-ETA • NZ Coastal Policy Statement • Targeted review of policies 6, 8, 11, 13 and 15 	<ul style="list-style-type: none"> • NPS Highly Productive Land • Amend the NPS to free up land for urban development and remove unnecessary planning barriers, while managing HPL. This includes: <ul style="list-style-type: none"> • Reviewing the definition of HPL as part of the Going for Housing Growth work programme. • Ease the urban rezoning tests. • Other changes to the NPS-HPL are being considered as part of the wider national direction amendment package (definition of Specified Māori Land, and consistency in mineral extraction and quarrying pathways). • NPS Urban Development • Set requirements for housing growth targets • Enable better spatial planning by aligning Future Development Strategy requirements with housing growth objectives • Change the responsiveness policy to better enable developers to bring forward areas of growth • Strengthen the intensification provisions • Better enable mixed use development • Better manage outcomes for heritage buildings • Enabling granny flats • Direction on enabling 'granny flats' (up to 60m²) • Enabling Papakainga • New national direction for Papakāinga • National Direction on Heritage • Better manage outcomes for heritage buildings
Farming and the Primary Sector	Natural Hazards and Emergency Response
<ul style="list-style-type: none"> • NPS NES Freshwater • Scope of amendments to National Policy Statement for Freshwater Management (NPS-FM) and National Environmental Standards for Freshwater (NES-F) to be confirmed. Expect targeted amendments to be completed through this combined national direction package and further work may follow • Enable on-farm water storage (ie, as a permitted activity under the RMA, or otherwise) • Stock exclusion regulations • Tie stock exclusion rules to local conditions to limit unintended consequences • Replace nationwide low-slope maps with catchment-level rules that are more consistent with local conditions • NES Drinking Water • Amending clauses 7, 8 and 10 and two new rules for mapping requirements and targeted activity controls • NPS Indigenous Biodiversity • Applying consistent and defined tests for extractive activities across the NPS-FM, NPS-HPL and NPS-IB • Amendments to significant natural areas (SNA) provisions in the NPS-IB • NES – Commercial Forestry • Reverse changes that increased council discretion for afforestation • Repeal National Environmental Standards for Commercial Forestry (NES-CF) clauses (6)(1)(a) and (6)(4)(a) • Review of slash settings • NES Marine Aquaculture • Amend to increase flexibility to innovate, improve management of existing marine farms and make minor and technical amendments 	<ul style="list-style-type: none"> • Natural Hazards National Direction • Develop new direction for natural hazards that applies to all natural hazards. It may consist of National Policy Statement and National Environmental Standards. • The objective is to reduce the risk from natural hazards to people, property and infrastructure by providing direction on: identifying natural hazards, and assessing and responding to the risks they pose in a consistent way.

¹"Ministers Letter Outlines Plans for Reform". 18 October 2024. New Zealand Planning Institute website [Attachment](#)