

# Hon Phil Twyford

MP for Te Atatū

Minister for Disarmament and Arms Control  
Minister of State for Trade and Export Growth

Associate Minister for the Environment  
Associate Minister of Immigration



17 November 2022

PT03767/CORM-999

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

Dawn Baxendale  
Chief Executive  
Christchurch City Council  
[dawn.baxendale@ccc.govt.nz](mailto:dawn.baxendale@ccc.govt.nz)

Dear Mayor Mauger

## **Housing intensification plan change for Christchurch**

Congratulations on your election as Mayor of Christchurch.

The Minister for the Environment, Hon David Parker, the Minister of Housing, Hon Dr Megan Woods, and I would like to work with you and your colleagues at Christchurch City Council to ensure that Christchurch continues to develop and thrive.

The work to improve housing supply and affordability in Christchurch, New Zealand's second largest city, is a priority for both the Government and the Council. Enabling appropriate intensification helps address housing affordability by ensuring that there are plenty of opportunities for growth and development. This flows through to the price of all housing – old and new.

As you will be aware, the previous Council voted not to notify a housing intensification instrument (IPI) as is required by the Resource Management Act 1991 (RMA). As was acknowledged by former Mayor, Hon Lianne Dalziel (in a letter of 20 September 2022), this means the Council is in breach of its statutory obligations under the RMA.

The Minister for the Environment is therefore initiating an investigation under section 24A of the RMA. The aim of the investigation is to assist our understanding of the issues in relation to housing intensification in Christchurch and explore the way forward.

As Associate Minister for the Environment with responsibilities relating to urban policy, I have appointed John Hardie to lead the investigation. John has skills in mediation and knowledge of Christchurch. It is anticipated that the investigation will commence soon. The Terms of Reference for the investigation are attached to this letter.

I understand your officers worked hard for the previous Council to prepare an IPI (Proposed Plan Change 14), to integrate the National Policy Statement on Urban Development 2020

and the RMA's medium density residential standards into the planning framework for Christchurch City.

I am hopeful that this significant work by your officers will be a good starting point for finding a solution that meets both your national legal obligations and local aspirations for Christchurch.

Yours sincerely



Hon Phil Twyford  
**Associate Minister for the Environment**

Attachments:

1. Terms of Reference

CC Hon Dr Megan Woods, Minister of Housing  
Hon David Parker, Minister for the Environment