

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