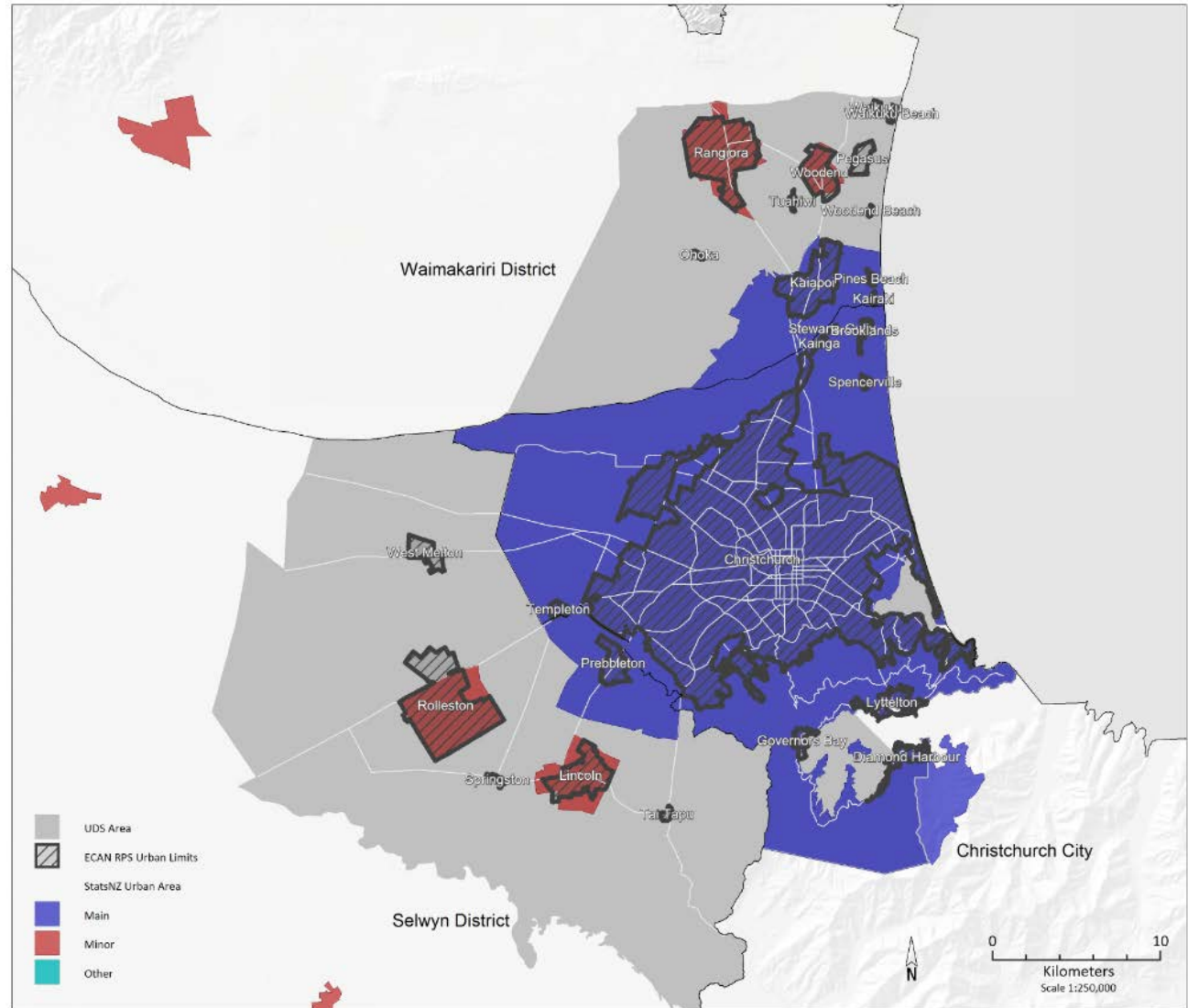


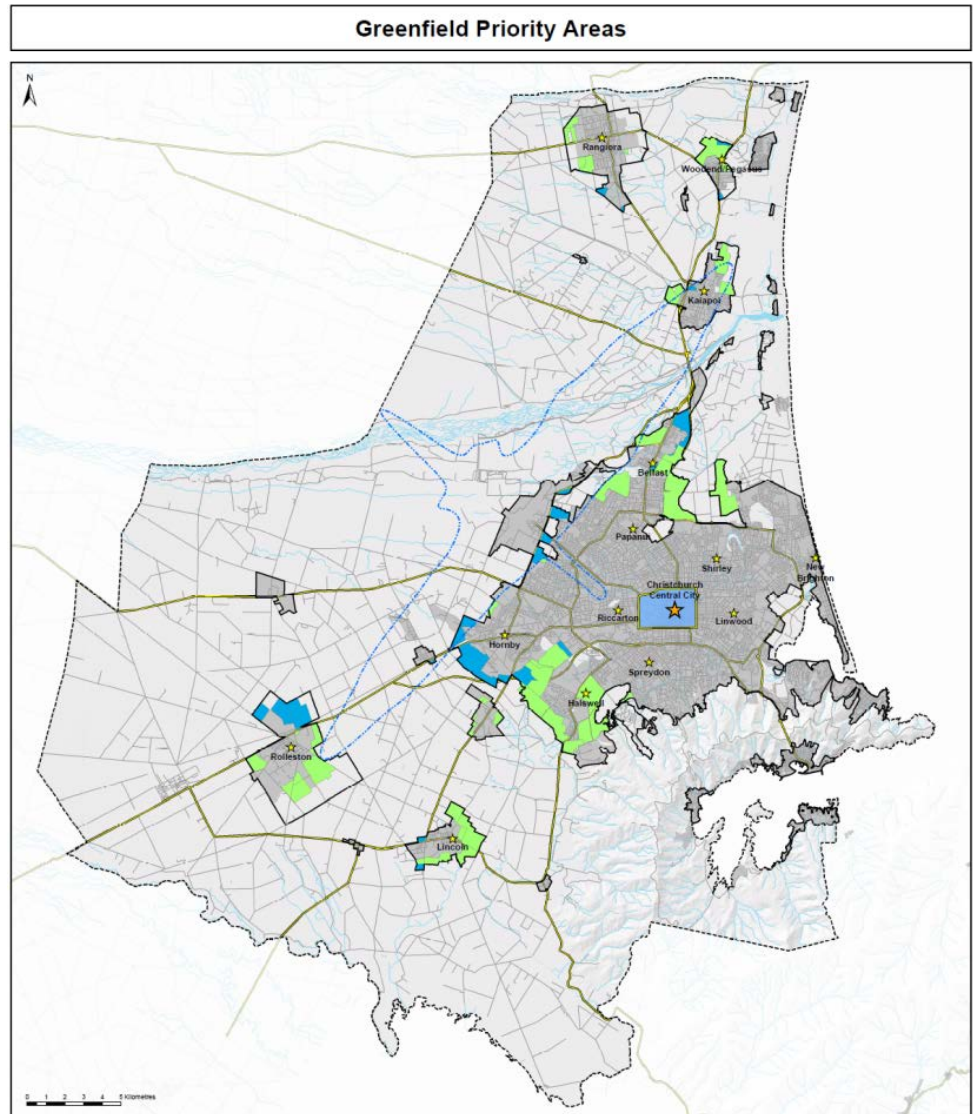
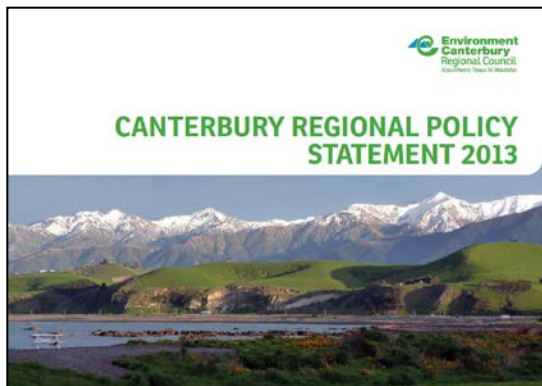
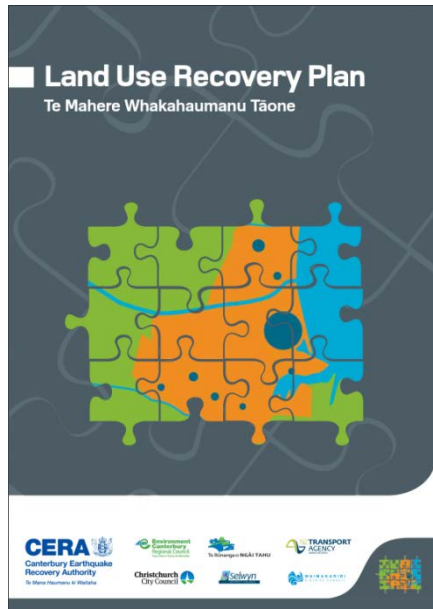
Greater Christchurch



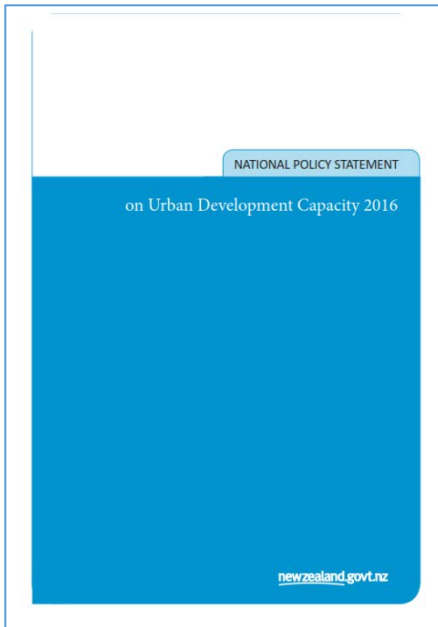
Consolidation options 2005



Integration with recovery

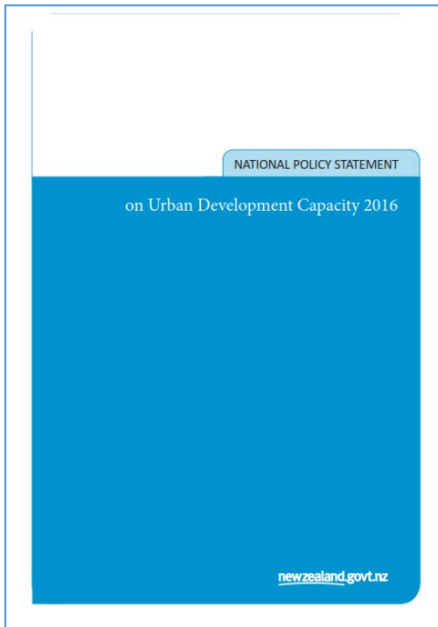


Coordination challenges



- Linking NPS-UDC development capacity requirements with wider strategic objectives
- Establishing optimal development capacity provision for the sub-region and addressing competitive operation of land and development markets (PA3(c))
- Meeting NPS-UDC requirements across a range of statutory documents
- Coordinating consultation with engagement on other initiatives e.g. LTP2018-28 (incl. infrastructure strategies), RLTP, regeneration plans
- NPS-UDC obligations are on individual councils despite coordination intent of PD1

Coordination challenges (2)



- Establishing a robust evidence base
 - what is the demand? latent demand?
 - what is feasible? short, medium, long-term feasibility?
- Establishing optimal sequencing (PC13(a))
- Balancing responsiveness and flexibility mechanisms (PC13(b)) with planning certainty
- Recognising that plans and enabling mechanisms still require the market to actually deliver developments and in a timely manner to achieve targets