

Property Council New Zealand

Submission on

Draft Ōtautahi Christchurch Future Transport strategy 2024-54

6 December 2024

For more information and further queries, please contact

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Submission on the draft Ōtautahi Christchurch Future Transport strategy 2024-54

1. Summary

1.1 Property Council New Zealand South Island Regional Branch (“Property Council”) welcomes the opportunity to provide feedback on the draft Ōtautahi Christchurch Future Transport strategy 2024-54 (“draft strategy”).

2. Recommendations

2.1 At a high level, we recommend that the draft strategy:

- Incorporate the importance of connecting urban development with transport to help reduce emissions.

3. Introduction

3.1. Property Council is the leading not-for-profit advocate for New Zealand’s most significant industry, property. Our organisational purpose is, “Together, shaping cities where communities thrive”.

3.2. The property sector shapes New Zealand’s social, economic and environmental fabric. Property Council advocates for the creation and retention of a well-designed, functional and sustainable built environment, in order to contribute to the overall prosperity and well-being of New Zealand.

3.3. Property is the largest industry in Canterbury. There are around \$245.5 billion in property assets across Canterbury, with property providing a direct contribution to GDP of \$4.5 billion and employment for 34,860 Canterbury residents.

3.4. We connect property professionals and represent the interests of 149 Canterbury based member companies across the private, public and charitable sectors.

3.5. This document provides Property Council’s feedback on the [Draft Ōtautahi Christchurch Future Transport strategy 2024-54](#). Comments and recommendations are provided on issues relevant to Property Council’s members.

4. A transport system that unlocks housing opportunities

4.1. Property Council supports a transport system that connects communities, allows people to travel efficiently across regions, and enables the safe and efficient movement of freight. We are supportive of the proposed goals that will guide Christchurch City Council’s work programmes in relation to this.

4.2. In saying that, a well-rounded transport system is one that also unlocks urban development opportunities through new housing and/or intensification. Transport investment is critical for reducing commute times, enabling new housing supply, increasing business productivity and reducing climate emissions. We believe that this joined-up approach is necessary and

recommend that the strategy is revised to incorporate the importance of connecting urban development with transport to better reduce emissions.

5. Long term certainty for the private sector

- 5.1. Our members look forward to seeing the implementation plan of the strategy, given that this will influence the way the private sector invests along the transport network.
- 5.2. Development is a long-term game, taking anywhere between 10-30 years to plan and deliver significant development and infrastructure projects. Therefore, it is important that the private sector feels reassured that a decision made by Christchurch City Council will be certain, to ensure that the market is confident to invest in Christchurch. We want Christchurch City Council to see a return on their transport investment which will only be achievable with a clear vision that is unwavering.

6. Funding and financing of the transport infrastructure

- 6.1. Property Council recognises New Zealand's constrained financial position when it comes to infrastructure investment. We are therefore pleased to see that under the draft strategy, alternative funding and financing tools are being actively considered to fund future transport infrastructure in Christchurch.
- 6.2. Property Council supports a mix of funding and financing models including public and private investment and partnerships, value capture, general and targeted rates, and Special Purpose Vehicles ("SPVs") as enabled under the Infrastructure Funding and Financing Act.
- 6.3. We are also looking forward to seeing if a Regional Deal is agreed to by Christchurch City Council and Central Government. Having greater financial support and investment from central government will drive improved infrastructure outcomes across Christchurch.

7. Genuine transport choices for everyone

- 7.1. Property Council is pleased to see that the strategy highlights the importance of offering genuine transport choices for everyone. Targeted intensification in urban centres, towns centres as well as an improved public transport system is key to encouraging mode shift towards the take up of sustainable options. For mode shift towards public transport in particular, the public transport system must be easy-to-access, efficient, reliable and affordable.

8. Conclusion

- 8.1. Property Council supports the overall messaging in the strategy, and we look forward to engaging with Council on the implementation plan.
- 8.2. Property Council members invest, own, and develop property in the Canterbury region. We wish to thank Christchurch City Council for the opportunity to submit on the draft Ōtautahi Christchurch Future Transport strategy as this gives our members a chance to have their say in the future of our region. We also wish to be heard in support of our submission.
- 8.3. Any further enquires do not hesitate to contact Sandamali Gunawardena, Senior Advocacy Advisor, via email: sandamali@propertynz.co.nz or cell: 0210459871.

Yours Sincerely,



Tom Chatterton
South Island Committee Chair
Property Council New Zealand